



MEMPHIS CITY COUNCIL

Committee Meeting Schedule

Tuesday, February 17, 2009

8:00 a.m. PUBLIC SAFETY & HOMELAND SECURITY COMMITTEE
(Chairman Hedgepeth)

1. Resolution supporting truth in sentencing state laws

8:15 a.m. PERSONNEL, INTERGOVERNMENTAL & ANNEXATION COMMITTEE
(Chairman Flinn)

1. Appointment to the Youth Guidance Commission
2. Appointment and Reappointment to the Memphis and Shelby County Center City Revenue Finance Corporation Board
3. Appointment to the Memphis and Shelby County Music Commission

8:30 a.m. PARKS & ENVIRONMENT COMMITTEE
(Chairman Strickland)

1. Resolution amending the FY09 CIP and appropriating funds by establishing an allocation of \$397,000.00 to include GA01003 Mud Island Playground and Chickasaw Heritage Park Walking Trail for construction

8:40 a.m. PUBLIC WORKS, TRANSPORTATION & GENERAL SERVICES COMMITTEE
(Chairman Boyd)

1. Resolution approving the completion of plans and specifications and taking of bids for the Collins yard building, (PW04067) at an estimated cost of \$3,150,000.00
2. Resolution amending the FY09 CIP and appropriating funds by transferring an allocation of \$1,044,648.00 funded by Sewer funds from Rehab Existing Sewers (SW02001) to Nonconnah Interceptor Rehab (SW02079) for a construction contract with Southeast Pipe Survey, Inc. to repair/rehab existing damaged sanitary sewer pipe
3. Resolution amending the FY09 CIP and appropriating funds by transferring an allocation of \$62,678.00 funded by G.O. (Storm Water) from Major Drainage Rehab/Replace (ST03006) to Carson Street Improvements (ST03116) for a construction contract with Ferrell Paving, Inc. for drainage improvements
4. Resolution amending the FY09 CIP and appropriating funds by creating Metal Museum (PW04073) and establishing an allocation of \$75,000 funded by Pay-As-You-Go Capital for Architecture and Engineering services

8:50 a.m. **HOUSING & COMMUNITY DEVELOPMENT COMMITTEE**
(Chairman Ford)

1. Resolution authorizing the sale of City owned property located at 931 N. Third Street in the north Memphis area to North Memphis CDC in the amount of \$1.00
2. Resolution authorizing the sale of City owned property located at 897 N. Second Street in the north Memphis area to North Memphis CDC in the amount of \$1.00

9:00 a.m. **ECONOMIC DEVELOPMENT, TOURISM & TECHNOLOGY COMMITTEE**
(Chairman Collins)

1. Status report of the issues regarding the Fairgrounds Redevelopment Plan

9:30 a.m. **O&M BUDGET COMMITTEE**
(Chairman Halbert)

1. Resolution to amend the FY09 Operating Budget to appropriate funds for the Memphis Voluntary Buyout Program
2. Resolution authorizing the issuance of general obligation bonds of the City of Memphis for the purpose of financing the cost of public works projects in the city
3. Discussion of FY2009 2nd quarter Operating Budget forecast and the mid-year clean up resolution

11:15 a.m. **EDUCATION COMMITTEE**
(Chairman Fullilove)

1. Presentation by Fleming J. Ivory, founder and general conductor of MYPAC

11:30 a.m. **MLGW COMMITTEE**
(Chairman Ware)

1. Discussion of cut-off policy for extreme weather

Noon **ATTORNEY-CLIENT MEETING**

12:30 p.m. **CIP BUDGET COMMITTEE**
(Chairman Conrad)

1. Resolution appropriating \$316,000 funded by G. O. Bonds General to continue the implementation of the Urban Art Plan (EN01003)
2. Discussion of the Urban Art Commission law school bridge project
3. Resolution requiring a quarterly report on the status of CIP projects

1:15 p.m. **PUBLIC SERVICES & NEIGHBORHOODS COMMITTEE**
(Chairman Brown)

1. Resolution allocating and appropriating \$3,187,087.00 for a construction contract with Montgomery Martin Contractors, LLC for the construction of the Motor Vehicle Inspection Station (PS01009)

1:45 p.m. **PLANNING & ZONING COMMITTEE**
(Chairman Morrison)

1. PD08-324cc Walnut Grove Road west of Houston Levee Road
2. PD08-328cc Ellis Road and New Brunswick Road
3. PD08-334 German Creek Drive south of Walnut Bend Road
4. Resolution amending the Uptown Community Redevelopment Plan
5. Z08-117 Bledsoe Road north of Holmes Road
6. SNC08-802 Street name change from Moore Road to Smythe Farm Road
7. HMW08-04 Hotel Wavier – 2745 Airways

2:15 p.m. **EXECUTIVE SESSION**
(Chairman Lowery)

1. Update on the Mortgage Lending/Foreclosure lawsuit
2. Ordinance to require Council approval on all lawsuits initiated by the City

All committee meetings are held in the Council Conference Room 501, City Hall.

CITY COUNCIL RESOLUTION

Whereas, the first sentence of Tennessee's state constitution states that the government will provide for the peace, safety and happiness of its citizens; and

Whereas, the State is failing miserably in this mandate as indicated by its ranking #2 in violent crime among all 50 states for two years in a row in 2005 and 2006 according to the FBI Uniform Crime Report, and

Whereas, Nashville and Memphis are both in the top five cities in violent crimes per capita in cities over 500,000 people in the country; and

Whereas, Chattanooga and Knoxville are also in the top 50 in violent crimes so that Tennessee's four biggest cities are in the top 50 cities in violent crimes in the US; and,

Whereas, this is totally unacceptable and puts Tennessee at a serious competitive disadvantage in recruiting industry and jobs for its citizens in a hyper competitive global economy; and

Whereas, in 1968 Robert F. Kennedy stated correctly that "The real threat of crime is what it does to ourselves and our communities. No nation hiding behind locked doors is free, for it is imprisoned by its own fear. No nation whose citizens fear to walk their streets is healthy, for in isolation lies the poisoning of public participation. A nation which surrenders to crime...is a society which has resigned itself to failure"; and

Whereas, Tennessee has become a "hug a thug" state and has some of the weakest state laws in the nation that paroles many criminals with little time served on the sentence imposed by the court, so that countless hardened criminals that should be in jail are free to terrorize Tennessee citizens and happily do so, as in the case of a 19 year-old woman who was stabbed to death in her first apartment by a man who was paroled six weeks prior and had served only three years of an eight year sentence; and

Whereas, other states have toughened state laws and have seen their violent crime drop significantly and because of the deterrent effect of crime in states like New York where there is no parole for second time felony offenders, the prison population has decreased and New York City has gone from one of the most dangerous cities in America to one of the safest with the homicide rate dropping by 45.3% from 1995 to 2005; and

Whereas, Virginia is another state wherein tougher sentencing laws for dangerous felons marked a decrease in homicides, and in 2004, Florida enacted tougher gun laws which attributed to the state's lowest violent crime rate in 34 years; and

Whereas, the bureaucrats in Nashville that calculate the fiscal notes are not taking into account in their analysis the deterrent effect that tougher sentences have, nor do they account for the victim costs, such as the \$24 million in annual costs of treating gun shot

wounds at the MED in Memphis, but regardless, any potential cost increase is insignificant when compared with the value of one human life, and;

Whereas, while we understand that meaningful crime reduction is a two part strategy that not only requires tougher state laws for current criminals so we can stop the hemorrhaging of crime in our communities, but also focusing on the root socioeconomic issues that drive people to criminal activity and nurturing our youngest children and their families so that they become positive and productive contribution members our community and we are pursuing policies at the local level to advance this agenda; and

Whereas, legislation was introduced in the Tennessee General Assembly in 2007 and will be again in 2008 to address the problems of (1) use of guns to commit crimes (2) gang-related violent crimes and (3) illegal possession of guns by those with criminal records and support prevention, intervention, diversion and rehabilitation; and

Whereas, the current state law dealing with gun crimes and gang violence are too weak and must be strengthened.

NOW, THEREFORE, BE IT RESOLVED That the Memphis City Council and Shelby County Commission hereby fully supports the efforts to pursue tougher state laws and to enhance punishment for crimes covering (1) the commission of violent crimes with guns and (2) violent crimes committed by gangs (three or more acting together) as outlined in the STREET TERRORISM BILL (HB 1834/SB 1322) presented in the 2008 legislative session and sponsored by the following Representatives: DeBerry; Todd; Rowe; McManus; Miller; Coley; DeBerry; Jones; Odom; McDonald; Turner; West; Harwell; McDaniel; Lollar; Sontany; Hardaway; Coleman and Bass and Senators: Stanley; Marrero; and Norris.

BE IT FUTHER RESOLVED That the Memphis City Council also supports the following bills presented in 2008: BILL ELIMINATING PAROLE FOR AGGRAVATED ROBBERY (HB 3657/SB 3801), BILL FOR PROVIDING TOUGHER SENTENCES FOR CRIMES WITH GUNS (HB 3148/SB 3754) and BILL ENACTING TOUGHER PENALTIES FOR FELONS IN POSSESSION OF HANDGUNS (HB 2744/SB 2865).

BE IT FURTHER RESOLVED that the Memphis City Council also requests that the legislative bodies of other cities in the great state of Tennessee also pass a similar resolution to send a unmistakable message to Tennessee's legislators and Governor that citizens demand action so that Tennessee can prosper and be a safe place to raise a family and conduct business.

Kemp Conrad
Council member

Harold Collins
Council member

**Boards and Commissions
Appointments / February 17, 2009**

Memphis Youth Guidance Commission

1. Linda Williams / New Appointment

Memphis and Shelby County Center City Revenue Finance Corporation Board

1. Walter Person / New Appointment
2. Lucy Shaw / Reappointment

Memphis and Shelby County Music Commission

1. Antonio Parkinson

City of Memphis



DR. W. W. HERENTON
MAYOR

TENNESSEE

February 17, 2009

The Honorable Shea Flinn
Chairman
Personnel, Intergovernmental & Annexation Committee
City Hall - Room 514

Dear Chairman Flinn:

Subject to Council approval, it is my recommendation that:

Linda Williams

be appointed to the Memphis Youth Guidance Commission with a term expiring
December 31, 2010.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. W. W. Herenton", is written over a horizontal line.

Dr. Willie W. Herenton

WWH:jd

c: Council Members



City of Memphis

BIOGRAPHICAL INFORMATION APPOINTMENT TO BOARD/COMMISSION

Youth Guidance Commission
BOARD/COMMISSION

Name: Linda Williams Birthdate: FEB. 10, 1950

Business Address: 22 N. Front St. , suite 680; Mphs. TN.38103 Phone: 901-507-8881

Business/Profession: Non-Profit Organization/ Social Work Administrator

Education: BS, MSSW

Name of Spouse: N/A Number of Children: 1

Home Address: 1703 Kendale Ave. Phone: 901-272-9750

City: Memphis State: Tenn. Zip: 38106

Resident of Shelby County: 58 years

Professional Organization/Associations: TCSW, Rotary Club

Other Organizations/Associations: Mustard Seed, Inc Board of Directors, Community Foundations - Grants and Initiatives;

Other Interest: Cub Scout Dean Mother for Troope 127 - First Baptist Church- Lauderdale

①

Singer, Mary (General Public) F/W	Home Address: 680 Sweetbriar Road Memphis, TN 38120	December 31, 2010
Sullivan, Tommy (Service Provider) M/B	Home Address: 2465 Malone Ave. Memphis, TN Res: 901-219-5633	December 31, 2010
Taylor, Calvin (Service Provider) M/B	Home Address: North 10 South Main St. Memphis, TN 38103 Res: 901-336-1267 Bus: 901-543-5300	December 31, 2010
Thinnes, Katherine S. (Culture) F/W	Home Address: 2785 Lombardy Avenue Memphis, TN 38111 Res: 901-320-1756	December 31, 2010
Williams, Gilda (Volunteer) F/B	Home Address: 84 Autumn Branch Lane Memphis, TN Res: 901-786-9332	December 31, 2010
Williams, Linda (New Appointment) F/B	Home Address: 1703 Kendale Ave. Memphis, TN 38106 Res: 901.272.9750 Bus: 901.507.8881	December 31, 2010
VACANT		December 31, 2010
VACANT		December 31, 2010
VACANT		December 31, 2010
VACANT		December 31, 2010
VACANT		December 31, 2010

01/21/09

Attendance Records **Memphis Youth Guidance Commission**

01/01/08 to 01/01/09 Member	Total No. of Meetings (8)	
	Present	Absent
Bacchus, James	7	1*
Ball, James	6	2*
Delk Jr., John	5	3*
Eberle, Joseph	6	2*
Northcross, Deborah	7	1*
Owens, Ernest	5	3*
Riley, Frances M.	6	2*
Robinson, R. Lemoyne	8	0
Singer, Mary	6	2*
Sullivan, Tommy	5	3*
Thinnes, Katherine	7	1*
Williams, Gilda	4	4*

**Excused Absence*

01/21/09

City of Memphis



TENNESSEE

DR. W. W. HERENTON
MAYOR

February 17, 2009

The Honorable Shea Flinn
Chairman
Personnel, Intergovernmental & Annexation Committee
City Hall - Room 514

Dear Chairman Flinn:

Subject to Council approval, it is my recommendation that:

Walter O. Person

be appointed to the Memphis and Shelby County Center City Revenue Finance Corporation Board with a term expiring December 31, 2014.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "W. W. Herenton", is written over the word "Sincerely,".

Dr. Willie W. Herenton

WWH:jd

c: Council Members

WALTER O. PERSON

200 PERKINS EXT
MEMPHIS TN 38117-3127
(901) 337-0863 (mobile)
(901) 683-5232 (home)

EDUCATION:

THE WHARTON SCHOOL, University of Pennsylvania, Philadelphia, PA
MBA in Finance. Other concentrations in Real Estate and Operations Management.

HARVARD UNIVERSITY, Cambridge, MA
AB in Statistics.

WORK EXPERIENCE:

Enterprise Risk Reporting & Model Validation Officer

First Horizon National Corporation – Senior Vice President

- Manage all aggregation, reporting and analysis for the Corporate Enterprise Risk / Return Management Committee and Corporate Operational Risk Committee
- Manage the scenario analysis process, and mitigation planning efforts for Corporate Level Operational Risk
- Manage and produce the calculation of Operational Risk Capital for the enterprise
- Manage and produce the calculation of Business Risk Capital for the enterprise using Monte Carlo Simulations, and other Stochastic tools
- Manage the Basel II Operational risk data capture and analysis process
- Manage Board of Directors reporting process for all enterprise level risk exposures
- Lead the Corporate Model Validation Effort for the Mortgage, Capital Markets, and Commercial Banking businesses

Manager, Operational Risk Analysis & Reporting

First Horizon National Corporation – Vice President

- Manage all aggregation, reporting and analysis for the Corporate Operational Risk Committee
- Manage the scenario analysis process, and mitigation planning efforts for Corporate Level Operational Risk
- Manage the calculation of Operational Risk Capital for the enterprise
- Manage the Basel II Operational risk data capture and analysis process
- Manage Board of Directors reporting process for all enterprise level risk exposures
- Lead the Corporate Model Validation Effort for the Mortgage, Capital Markets, and Commercial Banking businesses

Master Black Belt, Quality & Productivity

Bank of America – Vice President

- Led two Green Belts Teams (approximately 10 candidates) through Design for Six Sigma Projects to enhance a key Capital Markets information system
- Led a key trading desk thru a Lean Design map and remodel effort to reduce cycle time and defects in the customer intake process

Six Sigma Master Black Belt

Storage USA, A division of GE Commercial Finance

- Developed a reimbursement model for corporate late fee, producing over 500k in incremental late fee reimbursement annually
- Developed of New Competitor Database through the Improve and into

the operational phase; the database saves several hundred hours in data capture and reconciliation time as well as increasing competitor data accuracy by over 100%

- Mentored eight Six Sigma Green Belt candidates successfully through the Trained and Tested Phase and one Black Belt candidate to the Control phase of Six Sigma
- Designed statistical modeling and execution plan for the Conversion Rate project to Design of Experiment (DOE) stage; estimated benefit of \$2 MM in incremental revenue.
- Completed a Corporate Turnover Analysis for Human Resources, leading to the Identification of vital x's driving turnover by market; new turnover practices will result in \$100k reduction in turnover costs

Manager of Performance Analysis
Storage USA, A division of GE Commercial Finance
Reporting

Responsibilities Included:

- Development of 10-Q and 10-K financial reporting information including:
 - Properties under development
 - Acquisitions and divestitures over the period
 - Sq. Ft. held in Company-owned, franchise, and Managed Properties
- Generation and Maintenance of Corporate Model – predicting Cashflow, Balance Sheet, and Income Statement positions for entire firm on a monthly basis for up to a 36 month rolling time horizon

Geographic Information Systems (GIS) Support

Throughout tenure with the firm, Responsibilities include:

- Development and maintenance of all GIS programs within the firm
- Evaluation of Competitive marketplace conditions, including sphere of influence determination for different types and ranges of competitors
- Production of acquisition and divestiture modeling to reflect management changes

Six Sigma Quality Finance Lead

Since Acquisition in May 2002, I have performed the quality tasks:

- Completed Six Sigma Green Belt Training
- Developed Design Documentation for a Relational Database to support, Finance, Revenue Management, Marketing & Sales, and Acquisition, Construction, and development
- Conducted "Brown Bag" mentoring sessions in Six Sigma
- Mentored several current Greenbelts through Phases of the "tollgate process"

Senior Financial Analyst
Federal Express Corporation

Project Management

Developed Project Timelines, Program Management, & Tactical Planning for Federal Express Corporation. The Corporation's effort to create a new Corporate Services Company providing customers with a unified Air and

Ground Transportation, Logistics, and Electronic Commerce solutions. The project deliverables provide a detailed strategic plan for the new operating division. In addition, the project developed a detailed operating plan and divisional outlook for the initial 18 months of a new \$1.3 B subsidiary for Federal Express Corporation. The Project, announced publicly January 19th 2000, has been extremely well received by analysts.

New Product Development

Participated in a cross-functional team to develop service enhancements for the Federal Express Corporation Revenue Quality Team. The program implementation considered the revenue and profitability impact of converting qualifying large express packages to freight. The net profitability impact was projected to be \$20 M annually. Developed the pro forma business plans providing financial justification for several FedEx e-Commerce Initiatives, including a joint venture, nationwide program combining services of FedEx with Kinko's.com.

Breakeven Analysis

Developed analysis determining the impact of FedEx Mass Scanning Dimensioning System from existing revenue stream. The program represents over \$150 M in incremental profit to FedEx. The analysis involved analyzing the growth & decline characteristics in key customer segments, and determining the key impacts of the test vs. the control population. Presented analysis to CFO and implemented in FY00 tactical planning.

Budget Planning

Developed initial expense and capital projections for the Corporate Services Company. The analysis involved month-by-month analysis at the hierarchy point level. The analysis included determining one-time costs, costs reduction opportunities, and growth areas for the new \$1.3 B organization.

Project Manager

Independent Consulting, Memphis, TN

Healthcare - Worked on engagements for major healthcare providers and Managed Care Organizations within Tennessee. Project work included the following:

- Certificate of Need development and planning through the hearing phase for Shelby County's largest Medical Center
- Critical Care hospital funding – grant received in excess of \$20 M.
- Development of a South African demographic profile and marketing plan for international expansion for a major TN HMO
- HMO competitor analysis profiles – including 10K, 10Q analysis, and competitive benchmarking
- Strategic Planning and budgeting for new business ventures

***Assistant Vice President
Financial Planning & Analysis
Chase Manhattan Bank, Houston TX***

Developed an activity-based management and strategic modeling system for a major revenue producing area of the bank. The model is designed to produce pro forma financial models based on potential market growth and variable and fixed expense base growth. The modeling systems focused on the following areas of the bank:

- **Investment Management Group** - Managing in excess of \$20 Billion in Equity, Bond, and derivative holdings. The model was used to bid on a large fixed income asset management project. Using the model, the bank won the bid.
- **Personal Trust Services Group** - Managing over \$50 Billion in Equity, Bond, Real Estate, and Personalty properties. The new Fiduciary Trust pricing model incorporates some elements of this model.
- **Letters of Credit** - Development of a differentiated pricing model for activity based pricing of letter of credit services, issuance, review, and amendment services.

***Senior Consultant
Deloitte & Touche Consulting Group, Houston TX***

- **Healthcare** - Worked on an engagement for a major Northeastern Healthcare System. The team developed a detailed strategic plan, operations improvement, and facilities standards.
- **Operations Process Improvement** - Worked with California Public Works Procurement department. Developed a reengineering effort through the visioning and rationalization stage.

***Management Development Program
United States Postal Service, Washington DC***

- **Director of Mailing Operations** - Managed both mail processing and delivery Installations within the USPS framework.
- **Sales Support Manager** - Developed two market research studies that served as blueprints to determine future National Account office sites and sales deployment.
- **Labor Relations Specialist** - Represented management interests in hearings, arbitration, and settlement activities.
- **Financial Analyst** - Developed a concept paper addressing the adaptation of the USPS Internal accounting practices to a more activity based costing structure.

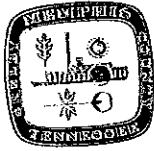
***Risk Management & Insurance Analyst
Guardsmark, Inc., Memphis TN***

Developed models to estimate future loss experience based on working environment, geographic location, and workforce composition. Produced comprehensive studies of competitor activity within the manned security Industry.

AFFILIATIONS:

Harvard Club of New York City, Harvard Club of Memphis, KΑΨ fraternity

City of Memphis



DR. W. W. HERENTON
MAYOR

TENNESSEE

February 17, 2009

The Honorable Shea Flinn
Chairman
Personnel, Intergovernmental & Annexation Committee
City Hall - Room 514

Dear Chairman Flinn:

Subject to Council approval, it is my recommendation that:

Lucy Shaw

be reappointed to the Memphis and Shelby County Center City Revenue Finance Corporation Board with a term expiring December 31, 2014.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "W. W. Herenton", is written over the word "Sincerely,".

Dr. Willie W. Herenton

WWH:jd

c: Council Members



CCFRC
BOARD/COMMISSION

Name: Lucy Shaw Date of Birth: 9/11/47

Business Address: 1847 Foster Avenue Memphis, TN
38118 Phone: 901.278.0114

E-Mail Address:
lucy.shaw@yahoo.com

Profession/Employer: Business Consultant/ Lucy Shaw and Associates

Education:
MBA_____

Name of Spouse: Widow Number of Children: 3

Home Address: 1847 Foster Avenue 38114
Phone: 901.278.0114

City: Memphis State: TN Zip: 38114

I certify that I am a resident of the City of Memphis (Unincorporated areas and surrounding counties are not considered). Yes x or No _____ If yes, how long? 3 years _____

Professional Organization/Associations: American Society of Quality Professionals, American Bankers Association

Signature _____ Date 1/29/09

**MEMPHIS AND SHELBY COUNTY
CENTER CITY REVENUE
FINANCE CORPORATION BOARD
9 MEMBER BOARD
(4) CITY, (4) COUNTY, (1) JOINT
NO OATH OF OFFICE REQUIRED
6 YEAR TERM**

MEMBERS	ADDRESS	TERM EXPIRES
CITY		
Askew III, Lee (City) M/W	Home Address: 245 Kenilworth Memphis, TN 38112 Res: 901-725-5998 Bus: 901-278-6868	December 31, 2008
Holcomb, Gene (City) M/W *Chairperson	Home Address: 820 River Park Drive Memphis, TN 38103 Res: 901-526-5425 Bus: 901-327-7437	December 31, 2008
Person, Walter O. M/B (City) (New Appointment) Replaces Robert Mayweather	Home Address: 200 Perkins Ext. Memphis, TN 38117 Res: 901.683.5232 Cell: 901. 337.0863	December 31, 2014
Shaw, Lucy F/B (City) (Reappointment)	Home Address: 1847 Foster Ave. Memphis, TN 38118 Res: 901-483-7754 Fax: 901-278-0114 E-mail: lucy.shaw@yahoo.com	December 31, 2014
Patterson, Cheryl W. F/B (Joint Appointment)	Home Address: 9322 Hollow Creek Cove Germantown, TN 38138 Res: 901-752-1642	December 31, 2008
COUNTY		
Brown, Paul	UNAVAILABLE	December 31, 2008
Grace, Wesley	UNAVAILABLE	December 31, 2010
Moore Jr., Johnny	UNAVAILABLE	December 31, 2008
Truitt, Martin	UNAVAILABLE	December 31, 2008

*Chairperson

**Attendance Records
Memphis and Shelby County
Center City Revenue Finance Corporation Board**

01/01/2008- 12/31/2008		Total No. of Meetings (7)	
Members	Present	Absent	
City		1	
Askew, Lee	6	2	
Holcomb, Gene	5	7	
Mayweather, Robert	0	4	
Shaw, Lucy	3	5	
Patterson, Cheryl (Joint Appointment)	2		
County		2	
Brown, Paul	5	0	
Grace, Wesley	7	2	
Moore, Johnny	5	2	
Truitt, Martin	5		

City of Memphis



DR. W. W. HERENTON
MAYOR

TENNESSEE

February 17, 2009

The Honorable Shea Flinn
Chairman
Personnel, Intergovernmental & Annexation Committee
City Hall - Room 514

Dear Chairman Flinn:

Subject to Council approval, it is my recommendation that:

Antonio Parkinson

be appointed to the Memphis and Shelby County Music Commission with a term
expiring April 30, 2010.

I have attached biographical information.

Sincerely,

A handwritten signature in black ink, appearing to read "Willie W. Herenton", is written over a horizontal line.

Dr. Willie W. Herenton

WWH:jd

c: Council Members



City of Memphis

BIOGRAPHICAL INFORMATION APPOINTMENT TO BOARD/COMMISSION

Memphis and Shelby Music Commission BOARD/COMMISSION

Name: Antonio Parkinson Date of Birth: 07-14-68

Business Address: P. O. Box 281376 Memphis, TN 38168 Phone: 901-372-8925

E-Mail Address: shaydrec@aol.com

Profession/Employer: Firefighter/Shelby County Fire Dept.

Education: Some College

Name of Spouse: Trina Parkinson Number of Children: 4

Home Address: 4063 Twin Lakes Drive Memphis, TN 38128 Phone: 901-372-8925

City: Memphis State: TN Zip: 38128

I certify that I am a resident of the City of Memphis (Unincorporated areas and surrounding counties are not considered). Yes ☒ or No _____ If yes, how long? _____

Professional Organization/Associations: Frayser CDC, Frayser Community Assoc., Exchange Club Family Center, Frayser Exchange, Abettermemphis.com, Inc., College Bound, Inc.

Other Organizations/Association: _____

Other Interests: Music Business, Community Organizing, Business, Media, etc.

**MEMPHIS AND SHELBY COUNTY
MUSIC COMMISSION
22 MEMBER BOARD
(11) CITY AND (11) COUNTY
2 YEAR TERM**

MEMBERS	ADDRESS	TERM EXPIRES
	CITY APPOINTEES	
Aytchan, Mance M/B (City)	1910 Madison Avenue #53 Memphis, TN 38104 E-mail: mlaytchan@fedex.com	April 30, 2009
Burch, Charley M/W (City)	7657 Spirit Lake Cove Cordova, TN 38106 Res: 901.756.5447 Bus: 901.335.3152	April 30, 2010
Butler, Tonya D. F/B (City)	111 Highland St. #325 Memphis, TN 38111 Res: 901.452.5920 E-mail: tdbutle@memphis.edu	March 18, 2010
Cross, Jonathan M/B (City)	910 Goodman Street Memphis, TN 38111 Res: 901.454.6810 E-mail: jcross@3pmmusic.com	April 30, 2010
Evans, Bobby L. M/B (City)	4188 Auburn Memphis, TN 38116 Res: 901.344.5447 Cell: 901.230.6248 E-mail: BEVANS67@BELLSOUTH.NET	April 30, 2010
Fleur, Ryan M/W (City)	1886 Harbert Avenue Memphis, TN 38104 Res: 901.725.3703 E-mail: ryan.fleur@memphissymphony.org	April 30, 2010
Kourdouvelis, Kris M/W (City)	36 East G.E. Patterson Ave. Memphis, TN 38103 Res: 901-301-5747 Bus: 618-532-1923 Cell: 901-301-2704 E-mail: krisko@seipoil.com	April 30, 2009
Lee, Jeffrey D. M/B (City)	2781 Tug Boat Lane #204 Memphis, TN 38016 Res: 901.690.2367 Bus: 901.259.1354 E-mail: unojefflee@aol.com or jefflee@clearchannel.com	March 18, 2010
Parkinson, Antonio M/B (City) (New Appointment)	4063 Twin Lakes Drive Memphis, TN 38128 Res: 901.372.8925	April 30, 2010

Tigrett, Pat Kerr F/W (City)	200 Wagner Place Memphis, TN 38103 Bus: 901.525.8984 E-mail: patkerrinc@bellsouth.net	April 30, 2009
Williams, Artemis M/B (City)	1876 Taliskeer Drive Cordova, TN 38016 Cell: 678-596-6606 E-mail: peppa@tmo.blackberry.net	April 30, 2008
	COUNTY APPOINTEES	
Clayton, Kurt M/B	E-mail: pworley@memphisartcouncil.org	January 20, 2010
Cushing, Richard M/W	E-mail: rcushing@nb.utmem.edu	January 20, 2010
Davis, Michael M/B		January 20, 2010
Mann, Cameron M/W	E-mail: cam@memphisrecordsonline.com	January 20, 2008
McCarthy, John M/W		January 20, 2010
Mitchell, Patricia F/B	E-mail: pworley@memphisartcouncil.org	January 20, 2010
Moore, Michael M/B		January 20, 2010
Sherrod, Carol F/B		May 6, 2008
Willis, Marc M/B		January 2010
VACANT		
VACANT		

Attendance Records Memphis and Shelby County Music Commission

Jan. 2008 – Jan. 2009	Total No. of Meetings (20)	
	Present	Absent
City Appointees		
Larry Armstrong	0	20
Mance Aytchan	0	20
Tonya Butler	5	0
Kurt Clayton	15	0
James A. Crislip	9	0
Jonathan Cross	9	0
Richard Cushing	15	0
Michael Davis	2	0
Bobby L. Evans	4	0
Ryan Fleur	1	0
Kris Kourdouvelis	10	0
Jeffrey Lee	6	0
Cameron Mann	5	0
John McCarthy	5	0
Patricia Mitchell	8	0
Michael Moore	13	0
Carol Sherrod	13	0
Pat Kerr Tigrett	3	0
Artemis Williams	5	0
Marc Willis	3	0

RESOLUTION

WHEREAS, the Council of the City of Memphis did include Riverfront Park Improvements CIP Number GA01003 as part of the Fiscal Year 2008 Capital Improvements Program; and

WHEREAS, the allocation for GA01003 was never appropriated; and

WHEREAS, it is necessary to amend the FY 2009 Riverfront Development Corporations Capital Improvement Allocation Award and add GA01003 Mud Island Playground and Chickasaw Heritage Park Walking Trail and establish an Allocation Award of \$397,000 in the construction line.

WHEREAS, 5 bids were received on November 12, 2008 for Mud Island Playground and Chickasaw Heritage Park Walking Trail, with the lowest and best complying bidder being the firm of Wagner General Contractors in the amount of \$368,000.00; and

WHEREAS, it is necessary to appropriate \$397,000 in construction funds for the following:

Bid Amount	\$368,000
Contingency	\$29,000
Total	\$397,000

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that the Riverfront Development Corporations FY 2009 Capital Improvement Program Fund be amended to include GA01003 Mud Island Playground and Chickasaw Heritage Park Walking Trail and establish an Allocation Award of \$397,000 in the Construction line funded by GO Bonds General and the Allocation Award of \$397,000 in the Construction line be appropriated for construction; and

BE IT FURTHER RESOLVED by the Council of the City of Memphis, that the allocation award be appropriated and credited as follows:

Project Title:	Riverfront Park Improvements
CIP Project Number:	GA01003
Amount:	\$397,000.00
Category:	Construction

RESOLUTION

WHEREAS, the Council of the City of Memphis did include the Collins Yard Building, CIP Project Number PW04067 as part of the Fiscal Year 2009 Capital Improvement Program; and

WHEREAS, the Administration proposes to build the new Collins Yard Building, with the estimated construction cost of \$3,150,000.00; and

WHEREAS, the Administration is required to present a preliminary design to the appropriate Council Committee and obtain approval prior to the continuation of the project and taking of bids.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the Collins Yard Building, CIP Project Number PW04067, is hereby approved for the completion of plans and specifications and taking of bids at the estimated construction cost of \$3,150,000.00.

Project Title:
Project Number:
Project Estimated Cost:

Collins Yard Building
PW04067
\$3,150,000.00

RESOLUTION

WHEREAS, the Council of the City of Memphis approved Rehab Existing Sewers, project number SW02001 as part of the Public Works Fiscal Year 2009 Capital Improvement Budget; and

WHEREAS, bids were taken on January 23, 2009 for the installation of cured in place pipe in the damaged portion of Nonconnah interceptor between Mt. Moriah and Fairbrook Avenue with the lowest complying bid of six bids being \$949,680.00 submitted by Southeast Pipe Survey, Inc; and

WHEREAS, it is necessary to transfer an allocation of \$1,044,648.00 funded by Sewer Revenue Bonds from Rehab Existing Sewers, project number SW02001 to Nonconnah Interceptor Rehab FY09, project number SW02079; and

WHEREAS, it is necessary to appropriate \$1,044,648.00 funded by Sewer Revenue Bonds in Nonconnah Interceptor Rehab FY09, project number SW02079, for the installation of cured in place pipe in the damaged portion of Nonconnah interceptor between Mt. Moriah and Fairbrook Avenue as follows:

Contract Amount	\$ 949,680.00
Project Contingencies	<u>\$ 94,968.00</u>
Total	\$ 1,044,648.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2009 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$1,044,648.00 funded by Sewer Revenue Bonds from Rehab Existing Sewers, project number SW02001 to Nonconnah Interceptor Rehab FY09, project number SW02079, for the installation of cured in place pipe in the damaged portion of Nonconnah interceptor between Mt. Moriah and Fairbrook Avenue.

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$1,044,648.00 funded by Sewer Revenue Bonds chargeable to the Fiscal Year 2009 Capital Improvement Budget and credited as follows:

Project Title:	Nonconnah Interceptor Rehab FY09
Project Number:	SW02079
Amounts:	\$1,044,648.00

RESOLUTION

WHEREAS, the Council of the City of Memphis approved Major Drainage Rehab/Replace, project number ST03006, as part of the Public Works Fiscal Year 2009 Capital Improvement Budget; and

WHEREAS, bids were taken on January 16, 2009 for Carson Street Improvements with the lowest complying bid of eight bids being \$58,035.00 submitted by Ferrell Paving, Inc; and

WHEREAS, it is necessary to transfer an allocation of \$62,678.00 funded by GO Bonds – General (Storm Water) from Major Drainage Rehab/Replace, project number ST03006, to Carson Street Improvements, project number ST03116, for drainage improvements; and

WHEREAS, it is necessary to appropriate \$62,678.00 funded by GO Bonds – General (Storm Water) in Carson Street Improvements, project number ST03116, for drainage improvements as follows:

Contract Amount	\$58,035.00
Project Contingencies	<u>4,643.00</u>
	\$62,678.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2009 Capital Improvement Budget be and is hereby amended by transferring an allocation of \$62,678.00 funded by GO Bonds – General (Storm Water) from Major Drainage Rehab/Replace, project number ST03006, to Carson Street Improvements, project number ST03116, for drainage improvements.

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$62,678.00 funded by GO Bonds – General (Storm Water) chargeable to the FY 2009 Capital Improvement Budget and credited as follows:

Project Title
Project Number
Amount

Carson Street Improvements
ST03116
\$62,678.00

RESOLUTION

WHEREAS, a section of the river bluff adjacent to the Metal Museum foundry building has failed and emergency repairs are necessary; and

WHEREAS, the Administration is requesting that the Council of the City of Memphis modify the FY2009 Capital Improvement Budget by creating a new project, Metal Museum, project number PW04073; and

WHEREAS, it is necessary to amend the FY2009 Capital Improvement Budget by establishing an allocation in the amount of \$75,000.00 for Metal Museum, project number PW04073; and

WHEREAS, it is necessary to appropriate \$75,000.00 funded by Pay-as-You-Go Capital in Metal Museum, project number PW04073 for Architecture and Engineering services.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2009 Capital Improvement Budget be modified to create Metal Museum, project number PW04073.

BE IT FURTHER RESOLVED, that the FY2009 Capital Improvement Budget be and is hereby amended by establishing an allocation of \$75,000.00 funded by Pay-As-You-Go Capital in Metal Museum, project number PW04073, for Architecture and Engineering services.

BE IT FURTHER RESOLVED, that there be and is hereby appropriated the sum of \$75,000.00 funded by Pay-As-You-Go Capital chargeable to the Fiscal Year 2009 Capital Improvement Budget and credited as follows:

Project Title:	Metal Museum
Project Number:	PW04073
Amount:	\$75,000.00

RESOLUTION

WHEREAS, the Council of the City of Memphis, by Ordinance enacted on December 28, 1995, amended Section 2-291 through 2-293 and 36-97 of the Code of Ordinances of the City of Memphis relating to the sale of City property; and

WHEREAS, Section 2-291 (6) authorized the Division of Housing and Community Development to sell properties it has acquired upon first reading, if such sale is in furtherance of Community Development goals; and

WHEREAS, the Division of Housing and Community Development has received an offer from North Memphis C. D. C to purchase the following described property at 931 North Third Street (02201200002) in the amount of One Dollar (\$1.00).

WHEREAS, the development of these lots in the North Memphis Community is a desirable goal within the aims of the Division of Housing & Community Development.

NOW, THEREFORE , BE IT RESOLVED by the Council of the City of Memphis that in accordance with the aforementioned amended ordinance, the sale of the subject property be, and is hereby, authorized and that the Mayor be, and is hereby, authorized to execute the necessary instruments on behalf of the City of Memphis.

RESOLUTION

WHEREAS, the Council of the City of Memphis, by Ordinance enacted on December 28, 1995, amended Section 2-291 through 2-293 and 36-97 of the Code of Ordinances of the City of Memphis relating to the sale of City property; and

WHEREAS, Section 2-291 (6) authorized the Division of Housing and Community Development to sell properties it has acquired upon first reading, if such sale is in furtherance of Community Development goals; and

WHEREAS, the Division of Housing and Community Development has received an offer from North Memphis C.D.C. to purchase the following described property at 897 N. Second Street (02200200012) in the amount of One Dollar (\$1.00).

WHEREAS, the development of these lots in the North Memphis Community is a desirable goal within the aims of the Division of Housing & Community Development.

NOW, THEREFORE , BE IT RESOLVED by the Council of the City of Memphis that in accordance with the aforementioned amended ordinance, the sale of the subject property be, and is hereby, authorized and that the Mayor be, and is hereby, authorized to execute the necessary instruments on behalf of the City of Memphis.



City of Memphis Voluntary Buyout Program Proposal

February 2, 2009

Overview

The Memphis Voluntary Buyout Program (hereinafter "MVBP") is proposed as a proactive response to current and anticipated fiscal responsibilities which require a reduction in staff levels. It is designed to provide the severance package discussed below to eligible employees who voluntarily elect to separate from employment with the City. Participation in the MVBP will be on a voluntary basis for all employees deemed eligible for participation. The funds allocated for the MVBP must be approved by Memphis City Council.

Proposed Voluntary Separation Date

June 26, 2009*

Proposed Number of Participants

100

Proposed Application Period

February 18 – 27, 2009*

Funding Estimate (approximate)

\$7.0 million

Annual Cost Savings Estimate (approximate)

\$6.4 million

Eligibility Criteria¹

1. The employee must be actively employed on a regular full-time shift in a position funded by the General Fund.
2. The employee must have fifteen (15) or more years of service as of **March 27, 2009***.
3. The employee does not fall within either of the following categories:
 - Commissioned Public Safety employee,
 - Public Safety Communications employee, or
 - DROP Plan Participant.

Severance Package

1. Base Pay
 - Four (4) months of base salary at their rate of pay in effect on **June 26, 2009***.
 - Five hundred dollars (\$500) for every year of City service through the voluntary separation date, **June 26, 2009***. (Partial years of City service in the amount of half of the year or greater will be counted as a full year of actual City service.)
2. Continuation of Healthcare Benefits
 - Up to six (6) months of healthcare benefits if enrolled in the City's benefits plan as of the voluntary separation date, **June 26, 2009***.
3. Payment for Accrued Benefits
 - Payment for up to one hundred fifty (150) days of accrued sick leave which is unused as of the voluntary separation date, **June 26, 2009***.
 - Payment for all unused accrued vacation and bonus leaves.
4. Tuition Reimbursement Forgiveness
 - Forgive all monies owed for participation in the tuition reimbursement program.

Re-employment Restrictions

Participants must agree that they will not seek or accept re-employment with the City of Memphis.

*** NOTE: ALL DATES ARE SUBJECT TO CHANGE**

¹ The eligibility requirements of the MVBP as it relates to years of City service may be amended to include otherwise eligible employees with lesser years of City service should less than one hundred (100) eligible employees volunteer to participate in the MVBP.

Resolution

Memphis Voluntary Buyout Program

WHEREAS, the national economy is experiencing one of the most severe economic recessions the country has experienced in decades; and

WHEREAS, this recession has contributed to rising unemployment, falling home values and declining consumer confidence; and

WHEREAS, these conditions have also impacted the local Memphis economy and have reduced the City of Memphis' operating revenues during the 1st and 2nd quarters of FY2009; and

WHEREAS, the National Association of Business Economists forecasts a continuation of these negative economic conditions during 2009 and beyond; and

WHEREAS, in response to the current and anticipated future economic conditions, the City of Memphis believes a reduction in the number of full-time General Fund employees is required; and

WHEREAS, the City of Memphis has developed the Memphis Voluntary Buyout Program (MVBP) to achieve a reduction of at least 100 full-time, General Fund employees; and

WHEREAS, the one-time cost of implementing the MVBP during the current FY2009 is estimated to be \$7,016,426; and

WHEREAS, \$6,286,600 of the one-time MVBP implementation costs will be charged to the General Fund and the balance of \$729,800 will be absorbed by the Health Insurance Fund; and

WHEREAS, the City of Memphis will realize an on-going annual savings of \$6,428,368 after the one-time cost in FY2009; and

WHEREAS, the Memphis City Council believes the MVBP is a sound and prudent financial strategy to reduce future City of Memphis personnel expenses and align overall General Fund operating expenses with anticipated future revenues.

NOW, THEREFORE BE IT RESOLVED by the Memphis City Council that the FY 2009 Operating Budget be and is hereby amended by the following:

<u>General Fund</u>	
Revenues: Contribution from Fund Balance	\$6,286,600
Expenditures: Voluntary Buyout Program	\$6,286,600

Memphis Voluntary Employee Buyout Program **Estimated Costs and Savings for City** **01/16/09**

Estimated One-Time Cost:

4 Months Salary	\$ 17,333
\$500/Year of Service (assume 15 yrs)	7,500
Accrued Benefits	37,134
Medicare Taxes - 1.45%	899
6 Months Health Benefits (1)	7,298
Estimated Cost of Buyout Benefits per Participant	<u>\$ 70,164</u>

Estimated One-Time Cost to City for 100 Participants	\$ 7,016,426
---	---------------------

Estimated Annual Savings:

Annual Salary	\$ 52,000
Medicare Taxes	754
Pension Contribution	2,600
Health Benefits	8,930
Estimated Savings to City per Participant	<u>\$ 64,284</u>

Estimated Annual Savings to City for 100 Participants	\$ 6,428,368
--	---------------------

(1) Health benefit costs will be charged to the Healthcare Fund. All other costs will be charged to the General Fund.

Major Assumptions:

Average Base Salary \$52,000
 Accrued Benefits based on maximum accrual of leave time
 Health Benefits based on Premier Plan Family coverage

**AN INITIAL RESOLUTION AUTHORIZING THE ISSUANCE
OF NOT TO EXCEED ONE HUNDRED FIFTY MILLION
DOLLARS (\$150,000,000) GENERAL OBLIGATION BONDS
OF THE CITY OF MEMPHIS, TENNESSEE, PURSUANT TO
THE LOCAL GOVERNMENT PUBLIC OBLIGATIONS ACT
OF 1986, BEING TITLE 9, CHAPTER 21, OF THE
TENNESSEE CODE ANNOTATED, FOR THE PURPOSE OF
FINANCING THE COST OF PUBLIC WORKS PROJECTS IN
THE CITY.**

BE IT RESOLVED by the Council of the City of Memphis as follows:

1. It is hereby determined that there shall be issued and there are hereby authorized to be issued general obligation bonds of the City of Memphis, Tennessee (the "City"), in the maximum principal amount of not to exceed One Hundred Fifty Million Dollars (\$150,000,000), pursuant to the Local Government Public Obligations Act of 1986, being Title 9, Chapter 21, of the Tennessee Code Annotated (the "Code"), for the purpose of financing the cost of the following public works projects:

Abattoirs, acquisitions of land for the purpose of providing or preserving open land, airports, alleys, ambulances, auditoriums, bridges, city halls, city stables or garages, community houses, corrective, detention and penal facilities, including but not limited to, jails, workhouses and reformatories, courthouses, culverts, curbs, dispensaries, drainage systems, including storm water sewers and drains, electric plants and systems, expositions, facilities for the handicapped, including physically and mentally handicapped, facilities for the indigent, fairgrounds and fairground facilities, fire department equipment and buildings, fire alarm systems, flood control, garbage collection and disposal systems, gas and natural gas systems and storage facilities, heat plants and systems, harbor and riverfront improvements, health centers and clinics, including medical and mental health centers and clinics, highways, major roads,

highway and street equipment, hospitals, hotels and supporting or incidental facilities built by the City which are built adjacent to and as a supporting facility of civic or convention centers located in the central business improvement district of the City created under the provisions of the Central Business Improvement District Act of 1971, compiled in Title 7, Chapter 84 of the Code, improvements made pursuant to a plan of improvement for a central business improvement district created pursuant to the Central Business Improvement District Act of 1971, compiled in Title 7, Chapter 84 of the Code, incinerators, law enforcement and emergency services equipment, levees, libraries, markets, memorials, museums, nursing homes, parks, parking facilities, parkways, playgrounds, plazas, port facilities, docks and dock facilities, including any terminal storage and transportation facilities incident thereto, public art, public buildings, preserves, railroads, including the extension of railroads, and railway beltlines and switches, reclamation of land, recreation centers and facilities, reservoirs, rights-of-way, river and navigation improvements, roads, sanitariums, schools, transportation equipment for schools, sewers, sewage and waste water systems, including, but not limited to, collection, drainage, treatment and disposal systems, ship canals, sidewalks, stadiums, streets, swimming pools, thermal transfer generating plants and/or distribution systems, tunnels, viaducts, voting machines, water treatment distribution and storage systems, wharves, zoos, business parks, industrial parks, urban renewal projects, urban transit facilities, facilities for the storage and maintenance of any of the items of equipment which constitute public works projects, all property real and personal, appurtenant thereto or connected with such work, undertaking or project, and the existing work, undertaking or project, if any, to which such work, undertaking or project is an extension, addition, betterment or improvement and any other project for the benefit of the people at large of the City where any state or federal agency will match the funds of the

City with grants-in-aid or gratuities to subsidize or assist the development of a public works project.

2. Such bonds shall bear interest at such rate or rates not to exceed the maximum rate permitted by law at the time of sale thereof, payable in such manner and at such times as shall hereafter be determined by or pursuant to a subsequent resolution of the Council of the City of Memphis.

3. Such bonds shall be payable exclusively from ad valorem taxes levied upon all the taxable property in the City of Memphis and the full faith and credit and unlimited taxing power of the City of Memphis shall be pledged to the punctual payment of the principal thereof and the interest thereon.

4. In the event that it is determined that it is in the City's best financial interest to expend moneys from other sources of the City prior to issuance of the Bonds and to reimburse such expenditures from such other sources from the proceeds of the Bonds when sold, the Director of Finance and Administration is hereby authorized to declare from time to time the official intent on behalf of the City as to reimbursement from the proceeds of the Bonds of expenditures made from other sources of the City.

5. This resolution shall be published in full once in a newspaper of general circulation in the City of Memphis, Tennessee, together with a notice substantially in the form prescribed by Section 9-21-206 of the Tennessee Code Annotated.

6. This resolution shall take effect immediately upon its adoption.

RESOLUTION

WHEREAS, the Council of the City of Memphis approved the FY 2009, Operating Budget (Appropriation Ordinance #5262) June 23, 2008; and

WHEREAS, during the fiscal year expenditure shifts occurred due to cost increases and reprioritization of spending which resulted in the need to realign expenditure budgets accordingly; and

WHEREAS, due to a significant decline in local retail activity, a continuing housing slump, and a persistent weak economy, the City is experiencing a decline in local sales tax revenue collections and state revenues; and

WHEREAS, based on this negative trend, the City is forecasting a shortfall of approximately \$8.0 million in General Fund revenues; and

WHEREAS, due to the need to fund new initiatives in the Human Resources Division to support police hiring and the need to redistribute OPEB costs to Divisions from the Grants and Agency Division.; and

WHEREAS, the Debt Service Fund has sufficient funds available to transfer to the General Fund and still maintain its required fund balance target of 8% of total expenditures in accordance with the City's Debt Management Policy; and

WHEREAS, it is necessary to revise the FY 2009 Operating Budget to reflect these expenditure shifts by transferring funds between legal levels; and

WHEREAS, the Solid Waste Fund requires a transfer from the General Fund to fund its OPEB obligation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the FY 2009 Operating Budget be and is hereby amended by the following:

General Fund

Revenues:

Transfer In – Debt Service Fund	(111-000000)	(\$10,000,000.00)
Contribution To Fund Balance	(111-000000)	\$10,000,000.00

Expenditures:

OPEB Costs Redistribution

Executive	(111-100000)	\$ 75,733.65
Finance	(111-110000)	\$ 72,517.65
Fire	(111-130000)	\$ 1,478,729.47
Police	(111-140000)	\$ 2,167,071.73
Parks	(111-150000)	\$ 201,331.07
Public Works	(111-170000)	\$ 127,694.12
Human Resources	(111-180000)	\$ 40,988.24
Public Services	(111-190000)	\$ 321,536.95
General Services	(111-200000)	\$ 129,924.83
HCD	(111-210000)	\$ 3,941.18
Community Enhancement	(111-220000)	\$ 100,302.95
Landmarks Commission	(111-230000)	\$ 3,152.94
City Attorney	(111-240000)	\$ 54,585.30
Engineering	(111-250000)	\$ 119,354.59
City Council	(111-810000)	\$ 20,494.12
City Court Judges	(111-840000)	\$ 3,941.18
City Court Clerk	(111-870000)	\$ 52,023.53
Transfer Out – Solid Waste Fund	(111-000000)	\$ 514,717.67
Grants & Agencies	(111-230000)	(\$5,488,041.17)

New Appropriations

Parks	(111-150000)	\$ 425,000.00
Human Resources	(111-180000)	\$ 1,021,655.00
Community Enhancement	(111-220000)	\$ 400,000.00
City Attorney	(111-240000)	\$ 125,000.00
Engineering	(111-250000)	\$ 500,000.00
Grants & Agencies	(111-230000)	\$ 1,385,000.00
Police	(111-140000)	(\$ 290,000.00)
Contribution From Fund Balance	(111-000000)	(\$ 3,566,655.00)

Office of Youth & Community Affairs: Transfers between Categories

Personnel	(111-108000)	(\$ 546,866.70)
Materials & Supplies	(111-108000)	\$ 420,059.95
Grants & Agencies	(111-108000)	\$ 126,806.75

Solid Waste Fund

Expenditures:

Personnel Costs – OPEB Costs Redistribution

<i>Transfer In – General Fund</i>	<i>(204-170000)</i>	<i>(\$514,717.67)</i>
<i>Personnel Costs</i>	<i>(204-000000)</i>	<i>\$514,717.67</i>

Debt Service Fund

Expenditures:

<i>Transfer Out – General Fund</i>	<i>(301-000000)</i>	<i>\$10,000,000.00</i>
<i>Contribution from Fund Balance</i>	<i>(301-000000)</i>	<i>(\$10,000,000.00)</i>

RESOLUTION

WHEREAS, the Council of the City of Memphis did include Urban Art, CIP Number EN01003 as part of the FY 2009 Capital Improvement Budget; and

WHEREAS, it is necessary to appropriate funds in the amount of \$316,000.00 funded by G. O. Bonds General in other project costs to continue the implementation of the Urban Art Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby appropriated the sum of \$316,000.00 funded by G. O. Bonds General, chargeable to FY 2009 Capital Improvement Budget with said appropriation being credited as follows:

Project Title:	Urban Art	\$316,000.00
Project Number:	EN01003	G. O. Bonds

RESOLUTION

WHEREAS, the Council of the City of Memphis did include the Motor Vehicle Inspection Station, CIP Project Number PS01009, as part of the Fiscal Year 2009 Capital Improvement Budget; and

WHEREAS, eight bids were received on January 23, 2009 for the Motor Vehicle Inspection Station, with the best complying bid from Montgomery Martin Contractors, LLC in the amount of \$2,950,987.00; and

WHEREAS, it is necessary to allocate and appropriate \$3,187,087.00, CIP Project Number PS01009 funded by G. O. Bonds General and Local Other CIP for the Motor Vehicle Inspection Station for the following:

Bid Amount:	\$2,950,987.00
<u>Contingency:</u>	<u>\$ 236,100.00</u>
Total:	\$3,187,087.00

Funding Sources:	\$ 637,417.00 G. O. Bonds General
	\$2,549,670.00 Local Other CIP
Total:	\$3,187,087.00

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby allocated and appropriated the amount of \$3,187,087.00, CIP Project Number PS01009, funded by G. O. Bonds General and Local Other CIP for the Motor Vehicle Inspection Station with said appropriation being credited as follows:

Project Title:	Motor Vehicle Inspection Station
CIP Project Number:	PS01009
Funding Sources:	\$ 637,417.00 G. O. Bonds General
	\$2,549,670.00 Local Other CIP
Total Construction Cost:	\$3,187,087.00

JOINT RESOLUTION NO. _____

AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA TO INCLUDE AN UPDATED PLAN FOR THE UPTOWN MIXED USE CENTER; AN UPDATED PLAN FOR THE UPTOWN WEST AND GAYOSO BAYOU GREENWAY AREA; IMPROVEMENTS FOR SECOND ST.; A REHABILITATION PLAN FOR SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL AND HISTORIC STRUCTURES WITHIN THE UPTOWN REDEVELOPMENT AREA; UPDATED MAPS AND FINANCIAL SPREADSHEETS; AND CLARIFICATION OF OTHER PROVISIONS WITHIN THE COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA.

WHEREAS, pursuant to the Community Redevelopment Act of 1998 (the "Act") the City of Memphis, Tennessee and Shelby County, Tennessee established a joint Community Redevelopment Agency ("CRA") to ameliorate the slum and blight conditions within the City of Memphis and the unincorporated areas of Shelby County; and

WHEREAS, the Shelby County Board of Commissioners, the Memphis City Council and the Memphis and Shelby County Community Redevelopment Agency (CRA) approved the establishment of the UPTOWN Community Redevelopment Area, and in 2001 adopted the Community Redevelopment Plan for the Uptown Area pursuant to the requirements of Section 12 of the Act; and

WHEREAS, the Memphis Housing Authority ("MHA") and its development partners, The Henry Turley Company and Belz Investco, (the Development Partners) have fulfilled the HOPE VI Grant commitment, and as the partnership will now focus on future sustainability initiatives outlined in the Community Redevelopment Plan for the Uptown Area and in this proposed amendment; and

WHEREAS, pursuant to the requirements of Section 13 of the Act it has become both necessary and desirable to amend, modify and update the Community Redevelopment Plan for the Uptown Area so as to complete the scope of the original redevelopment plan and to continue in the elimination of slum and blighted conditions in the Uptown Redevelopment Area; and

NOW, BE IT RESOLVED, by the Board of County Commissioners and the Memphis City Council that the Community Redevelopment Plan for the Uptown Area be amended as follows:

SECTION 1. That page 31 of the Community Redevelopment Plan for the Uptown Area under the heading Future Land Use Plan is hereby amended to remove the following text:

The two proposed Neighborhood Centers along Auction and Chelsea are mixed use centers with required first floor commercial uses.

and replace with the following:

The proposed Neighborhood Center in the vicinity of Auction/North Parkway and Danny Thomas Boulevard is a mixed use center consisting of a combination of at least two of the following uses: retail, office, civic/institutional or residential uses.

SECTION 2. That page 31 of the Community Redevelopment Plan for the Uptown Area under the heading Neighborhood Center District is hereby amended to remove the following text:

- i) Proposed Land Uses
 - (1) The red areas of the Land Use Plan Map depict the Neighborhood Center District. This district does not resemble any of the existing zoning districts, with the exception of the Central Business (CBD) zoning district with regard to permitted uses. The first floor of new development in the Neighborhood Center District must be reserved for commercial use to encourage pedestrian activity at street level.

and replace with the following:

- i) Proposed Land Uses
 - (1) The red areas of the Land Use Plan Map depict the Neighborhood Center District. This district does not resemble any of the existing zoning districts, with the exception of the Central Business (CBD) zoning district with regard to permitted uses. The first floor of new development in the Neighborhood Center District should be reserved for commercial use to encourage pedestrian activity at street level.

SECTION 3. That page 34 of the Community Redevelopment Plan for the Uptown Area under the heading Future Land Use Plan, subheading Interstate 40 Ramp to North Third is hereby amended to remove the following text:

Interstate 40 Ramp to North Third

There is currently no clear access from the east into the St. Jude Campus. A ramp from Interstate 40 west onto North Third Street would correct this situation.

and replace with the following:

Interstate 40 Ramp to Access the Pinch District and the St. Jude Campus

There is currently no clear access from the east into either the Pinch District or the St. Jude Campus. A ramp from Interstate 40 West at a specific location as recommended by TDOT and the City of Memphis would correct this situation.

SECTION 4. That page 35 of the Community Redevelopment Plan for the Uptown Area under the heading Area intended for parks, recreation and open space is hereby amended to remove the following text:

The Future Land Use Plan and documentation prepared by LRK shows three park/open space areas to be developed in the Uptown Area: 1) development of the east and west shores of the former Wolf River into the Memphis Harbor Park; 2) redevelopment of the Gayoso Bayou flood control system into an Urban Greenway, and 3) the redevelopment of Hurt Village will also include a neighborhood park.

and replace with the following:

The following park/open space areas are to be developed in the Uptown Area: 1) development of the west shore of the former Wolf River as part of the Harbor Town Planned Development; 2) development of the east shore of the former Wolf River as part of the Uptown West redevelopment area; 3) redevelopment of the Gayoso Bayou flood control system into an Urban Greenway and/or other appropriate uses compatible with the uptown neighborhood, and 4) the redevelopment of Hurt Village will also include a neighborhood park.

Pending collaboration with and approval of the City of Memphis Park Services Division, other park/open space areas may be created throughout the neighborhood where appropriate if parcels held in the MLB-Uptown are unfit for other uses due to size, geographic or other constraints.

SECTION 5. That page 36 of the Community Redevelopment Plan for the Uptown Area under the heading Description of the Community Redevelopment Plan, subheading Redevelopment of Hurt Village, is hereby amended to remove the following text:

A section of Hurt Village along North Parkway will be ground leased to the developer to create 70,000 square feet of commercial and retail development, with market-rate loft apartments on the second floor.

and replace with the following:

A section of Hurt Village in the vicinity of Auction/North Parkway and Danny Thomas Boulevard will be redeveloped to create a mixed-use center consisting of a combination of at least two of the following uses: retail, office, civic/institutional or residential uses.

SECTION 6. That page 37 of the Community Redevelopment Plan for the Uptown Area under the heading Description of the Community Redevelopment Plan, subheading Redevelopment of Hurt Village, is hereby amended to remove the following text:

Ground lease payments to MHA for the commercial facilities will be utilized for a CSS (Community and Supportive Services) endowment fund to ensure long-term sustainability of resident programs and services.

and replace with the following:

Any ground lease payments to MHA for the commercial facilities will be utilized for a CSS (Community and Supportive Services) endowment fund to ensure long-term sustainability of resident programs and services.

SECTION 7. That page 37 of the Community Redevelopment Plan for the Uptown Area under the heading Description of the Community Redevelopment Plan, is hereby amended to remove the following text:

Improvements to Wolf River Lagoon – grant application has been submitted to HUD's Brownfields Showcase Community to fund a project that would redevelop land into green space located along the eastern side of Wolf River. This project would include relocating industries to a more appropriate location.

and replace with the following:

Uptown West – the area located along the eastern side of Wolf River bounded by approximately the former Wolf River to the west; North Main Street to the east, Auction Avenue to the south and Mud Island Road to the north will be redeveloped to include public green space; however, if engineering studies, flood control studies, environmental considerations, and economic feasibility studies reveal that residential and/or commercial uses are feasible then the area shall be redeveloped to include public green space and residential and/or commercial uses. This project would include relocating industries to a more appropriate location.

SECTION 8. That page 38 of the Community Redevelopment Plan for the Uptown Area under the heading Description of the Community Redevelopment Plan, is hereby amended to remove the following text:

Other road improvements include the addition of an Interstate 40 ramp to North Third Street that will provide a clear access to St. Jude Hospital.

and replace with the following:

Other road improvements include the addition of an Interstate 40 ramp at a specific location as recommended by TDOT and the City of Memphis that will provide a clear access to St. Jude Hospital and the Pinch District.

SECTION 9. That page 38 of the Community Redevelopment Plan for the Uptown Area under the heading Description of the Community Redevelopment Plan, is hereby amended to remove the following text:

The future land use plan designates mixed uses along some of the former commercial areas including the following:

- Chelsea Avenue between Second and Ayers Street
- Jackson Avenue between Seventh and Ayers Street
- Poplar Avenue
- Downtown area south of Auction Avenue between Front and Third Street
- Second Street between Greenlaw and Cedar Avenue
- Danny Thomas Boulevard between Chelsea and Wells Avenue
- Harbor Town Boulevard
- Mixed Use and Commercial along Auction / North Parkway

and replace with the following:

The future land use plan designates mixed uses along some of the areas including the following:

- Jackson Avenue between Seventh and Ayers Street
- Poplar Avenue
- Downtown area south of Auction Avenue between Front and Third Street
- Danny Thomas Boulevard between Chelsea and Wells Avenue
- Harbor Town Boulevard
- Mixed Use and/or Commercial along Auction / North Parkway

SECTION 10. That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading Planned Initiatives is hereby amended to remove the following text:

Memphis Harbor & Gayoso Bayou Greenway – Development of the East and West shores of the former Wolf River into the Memphis Harbor Park, and redevelopment of the Gayoso Bayou flood control system into an Urban Greenway – connecting the neighborhood and St. Jude with the Memphis Harbor Park.

and replace with the following:

Uptown West & Gayoso Bayou Greenway – Development of East shore of the former Wolf River and adjacent area bounded by approximately the former Wolf River to the west; North Main Street to the east, Auction Avenue to the south and

Mud Island Road to the north will be redeveloped as appropriate into Uptown West. Uptown West shall be redeveloped to include public green space; however, if engineering studies, flood control studies, environmental considerations, and economic feasibility studies reveal that residential and/or commercial uses are feasible, then the area shall be redeveloped to include public green space and residential and/or commercial uses and shall include the redevelopment of the Gayoso Bayou flood control system into an Urban Greenway connecting the neighborhood and St. Jude with Uptown West and the former Wolf River. Any redevelopment of the Gayoso Bayou flood control system may also include residential, neighborhood serving commercial, and institutional uses which are appropriate and compatible with the neighborhood as a whole.

SECTION 11. That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading Planned Initiatives is hereby amended to add the following text:

Rehabilitation Plan

The rehabilitation of existing structures throughout the community is integral to the removal of slum and blight and to the continuing sustainability of the neighborhood. Planned Initiatives contribute to the removal of slum and blight and are consistent with the Community Redevelopment Act of 1998.

In each of components listed below, policies and procedures will be established and good faith efforts will be exercised to attract and utilize small, minority, and women's business enterprises primarily through outreach, and recruitment activities.

Privately owned multi-family, single-family, historic, and commercial properties within the rehabilitation zones identified on the Rehabilitation Zone map may, upon application by the owner of the property and approval of the CRA Board, be eligible for rehabilitation assistance in accordance with the terms and conditions of the Rehabilitation Plan set forth below. The Rehabilitation Plan will be open to all property owners that meet the redevelopment criteria. An advertising campaign to be approved by the CRA Board will be developed and implemented by the applicant as a part of the rehabilitation plan.

For the purposes of this plan, rehabilitation may include but is not limited to: repair or replacement of roofs, flooring, plumbing, electrical, HVAC systems, or windows; improving structural stability; and interior and exterior painting. Rehabilitation does not include the purchase or installation of any appliances.

There are many multi-family properties, single family homes, and certain commercial properties within the Uptown neighborhood which have become blighted in recent years and are in need of repair and rehabilitation to prevent their further decline and eventual demolition. Many of these properties are only partially occupied with units boarded up and others being left open and unsecured. There are also properties throughout the Uptown area that have historic value, some of which are on the National Register of Historic Places and some which are not. Upon application and approval of the CRA Board, an applicant may be eligible for rehabilitation assistance consistent with the following rehabilitation plan guidelines for the respective properties indicated:

REHABILITATION OF EXISTING STRUCTURES – MULTI-FAMILY

1. Any eligible structures shall be located within one of the multi-family rehabilitation zones delineated on the Rehabilitation Zone map.
2. Each eligible structure shall have at least 3 residential units.
3. The owner must represent that they will use their best efforts to ensure that for a period of not less than fifteen (15) years from the date of rehabilitation, either (a) at least 20% of the multi-family property in the receiving rehabilitation assistance will be occupied by individuals whose income does not exceed 50% of the median gross income for Shelby County; or (b) at least 40% of the multi-family property receiving rehabilitation assistance will be occupied by individuals whose income does not exceed 60% of the median gross income for Shelby County.
4. To be eligible for assistance the applicant must submit a complete rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. Within ten (10) business days of receiving the complete rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, or MHA's designee, as agent for the CRA in administering the rehabilitation plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application.
5. All rehabilitation and construction work must conform to the approved rehabilitation plan.
6. Following the rehabilitation, tenants occupying the building must be qualified by the MHA utilizing criteria established by the MHA and approved by the CRA Staff.
7. Loans or Grants under an approved multi-family rehabilitation plan may not exceed \$25,000 per unit, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
8. If assistance is in the form of a loan, exact interest rates and terms shall be determined by the CRA Board and will depend on market conditions at the time of loan application and closing. All loan proceeds and interest shall be returned to the Uptown Redevelopment Trust Fund.
9. All rehabilitation and construction work must be completed within eighteen (18) months of loan/grant closing with the CRA or the CRA's designee.
10. Loan or grant proceeds are to be disbursed to applicants by the CRA or the CRA's designee upon completion of construction and certification of compliance with the rehabilitation plan by MHA, or MHA's designee.
11. Applicants may be considered for a grant based on the public benefit to be derived from the project, including such factors as rent level, social services provided, intensity of management, located adjacent to or in close proximity to other redevelopment activities, etc.
12. Every effort should be made to prevent the displacement or relocation of residents however, if rehabilitation activities cannot be performed while a resident is in place, that resident shall be relocated to a similar unit (in size and rent) while activities are performed (within the same complex where possible).
13. In the case of a "forgivable loan" or grant, if owner sells or refinances within ten (10) years of the disbursement of the grant or loan, owner must reimburse the CRA 10% of the grant amount per year remaining in the ten (10) year period following

grant/loan disbursement (Example: Structure sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund.

REHABILITATION OF EXISTING STRUCTURES – SINGLE-FAMILY

1. Any eligible structures shall be located within the following boundaries: Chelsea, Manassas, Auction and Front Street, as shown on the Rehabilitation Zone Map.
2. Single-family or duplex units may be eligible. Existing duplex units may be converted into a single-family unit; however, single-family units may not be converted into a duplex without prior approval by the CRA Board.
3. In the case of a single-family unit, the unit must be occupied by the owner of the structure. In the case of a duplex, at least one unit must be occupied by the owner of the structure.
4. To be eligible for assistance the applicant must submit a complete rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. Within ten (10) business days of receiving the complete rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, or MHA's designee, as agent for the CRA in administering the rehabilitation plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application.
5. All rehabilitation and construction work must conform to the approved rehabilitation plan.
6. Loans or Grants under an approved single-family rehabilitation plan may not exceed \$25,000 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
7. If assistance is in the form of a loan exact interest rates and terms shall be determined by the CRA Board and will depend on market conditions at the time of loan application and closing. All loan proceeds and interest will be returned to the Uptown Redevelopment Trust Fund.
8. All rehabilitation and construction work must be completed within twelve (12) months of loan closing or grant dispersal with the CRA or CRA's designee.
9. Loan or grant proceeds are to be disbursed by the CRA or CRA's designee to the Certified Contractor identified in the rehabilitation plan with notice to the property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's designee.
10. Low income owners will be considered for a "forgivable loan" or grant, if awarded. Low income is defined as a median household income of less than 60% of the area median income for Shelby County.
11. In the case of a "forgivable loan" or grant, if owner sells or refinances within ten (10) years of the disbursement of the grant or loan, owner must reimburse the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement (Example: Structure sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund.

12. For the purposes of the single-family rehabilitation plan, rehabilitation may include minor to moderate repairs (roof, electrical, plumbing, siding, painting, windows, etc.) in order to prevent further decline and deterioration, all the while making the homes safer, warmer and drier for their occupants.

REHABILITATION OF EXISTING STRUCTURES – HISTORIC

1. Any eligible structures shall be located within the following boundaries: Chelsea, Manassas, Auction and Front Street, as shown on the Rehabilitation Zone Map.
2. Residential, commercial, industrial or institutional structures may be considered provided that the structure is blighted and is either listed on the National Register of Historic Places or Memphis Landmarks Commission or is eligible to be listed with one of these organizations.
3. If on the National Register, historic consultants must be engaged and plans must be tailored to meet the strict requirements associated with structures on the Register and eligible for historic tax credits. If not on the Register, inquiries must be made to determine the structure's eligibility on a case-by-case basis, and programs tailored dependant on that determination.
4. To be eligible for assistance the applicant must submit a complete rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. Within ten (10) business days of receiving the complete rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, or MHA's designee, as agent for the CRA in administering the rehabilitation plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application.
5. All rehabilitation and construction work must conform to the approved rehabilitation plan.
6. Loans or Grants under an approved historic rehabilitation plan may not exceed \$50,000 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
7. If assistance is in the form of a loan exact interest rates and terms shall be determined by the CRA Board and will depend on market conditions at the time of loan application and closing. All loan proceeds and interest will be returned to the Uptown Redevelopment Trust Fund.
8. All rehabilitation and construction work must be completed within eighteen (18) months of loan closing with the CRA or CRA's designee.
9. Loan or grant proceeds are to be disbursed by the CRA or CRA's designee to the Certified Contractor identified in the rehabilitation plan with written notice provided to the property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's designee and the historic consultant.
10. Certain structures may be considered for a "forgivable loan" or grant, based on the public benefit to the neighborhood, including such factors as the historical significance of the previous occupants or events or the special architectural character of the structure.
11. In the case of a "forgivable loan" or grant, if owner sells or refinances within ten (10) years of the disbursement of the grant or loan, owner must reimburse the CRA 10%

of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement (Example: Structures sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund.

REHABILITATION OF EXISTING STRUCTURES – COMMERCIAL

1. Any eligible structures shall be located within one of the commercial rehabilitation zones delineated on the Rehabilitation Zone map.
2. Following rehabilitation consistent with an approved rehabilitation plan, structures may be used for commercial, institutional or residential purposes in conformance with the Uptown Redevelopment Plan.
3. To be eligible for assistance the applicant must submit a complete rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. Within ten (10) business days of receiving the complete rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, or MHA's designee, as agent for the CRA in administering the rehabilitation plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application.
4. All rehabilitation and construction work must conform to the approved rehabilitation plan.
5. Loans or Grants under an approved commercial rehabilitation plan may not exceed \$50,000 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
6. If assistance is in the form of a loan exact interest rates and terms shall be determined by the CRA Board and will depend on market conditions at the time of loan application and closing. All loan proceeds and interest will be returned to the Uptown Redevelopment Trust Fund.
7. All rehabilitation and construction work must be completed within 18 (eighteen) months of loan closing with the CRA or CRA's designee.
8. Loan or grant proceeds are to be disbursed by the CRA or CRA's designee to the Certified Contractor identified in the rehabilitation plan with written notice to the property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's designee.
9. Certain structures may be considered for a "forgivable loan" or grant by the CRA based on the public benefit derived from the project, including such factors as the nature and economic well being of the tenants occupying the building, (i.e. Neighborhood grocery store, child care facility, medical service center, etc.), economic feasibility of the project and significance of the building to the neighborhood.
10. In the case of a "forgivable loan" or grant, if owner sells or refinances within ten (10) years of the disbursement of the grant or loan, owner must reimburse the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement (Example: Structures sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or

grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund.

SECTION 12. That page 45 of the Community Redevelopment Plan for the Uptown Area under the heading Publicly Funded Projects, is hereby amended to remove the following text:

In addition to these projects there have been discussions during planning meetings that CIP funds designated for Greenlaw Community Center improvements include some landscaping and be timed to coincide with the redevelopment of the Uptown Area, maintenance and minor landscaping funds committed to the area retention ponds, and utilizing some of the street repaving funds to be times with new development and road improvements mentioned earlier.

and replace with the following:

In addition to these projects there have been discussions during planning meetings that CIP funds designated for Greenlaw Community Center improvements include some landscaping and be timed to coincide with the redevelopment of the Uptown Area, maintenance and minor landscaping funds committed to the area retention ponds, and utilizing some of the street repaving funds to be times with new development and road improvements mentioned earlier.

Should activities at the Greenlaw Community Center cease and the site become available it may be acquired, but if acquired, it must be redeveloped in a manner appropriate to the neighborhood as a whole.

SECTION 13. That the Land Use and Transportation Plan maps located between pages 35 and 36 of the Community Redevelopment Plan for the Uptown Area are hereby replaced with the Land Use and Transportation Plan maps in Attachment A to this Resolution.

SECTION 14. That the Planned Initiatives and Demonstration Areas maps located between pages 40 and 41 of the Community Redevelopment Plan for the Uptown Area are hereby replaced with the Planned Initiatives, Demonstration Areas, Uptown Redevelopment Proposed Acquisition, and the Rehabilitation Zones map in Attachment B to this Resolution.

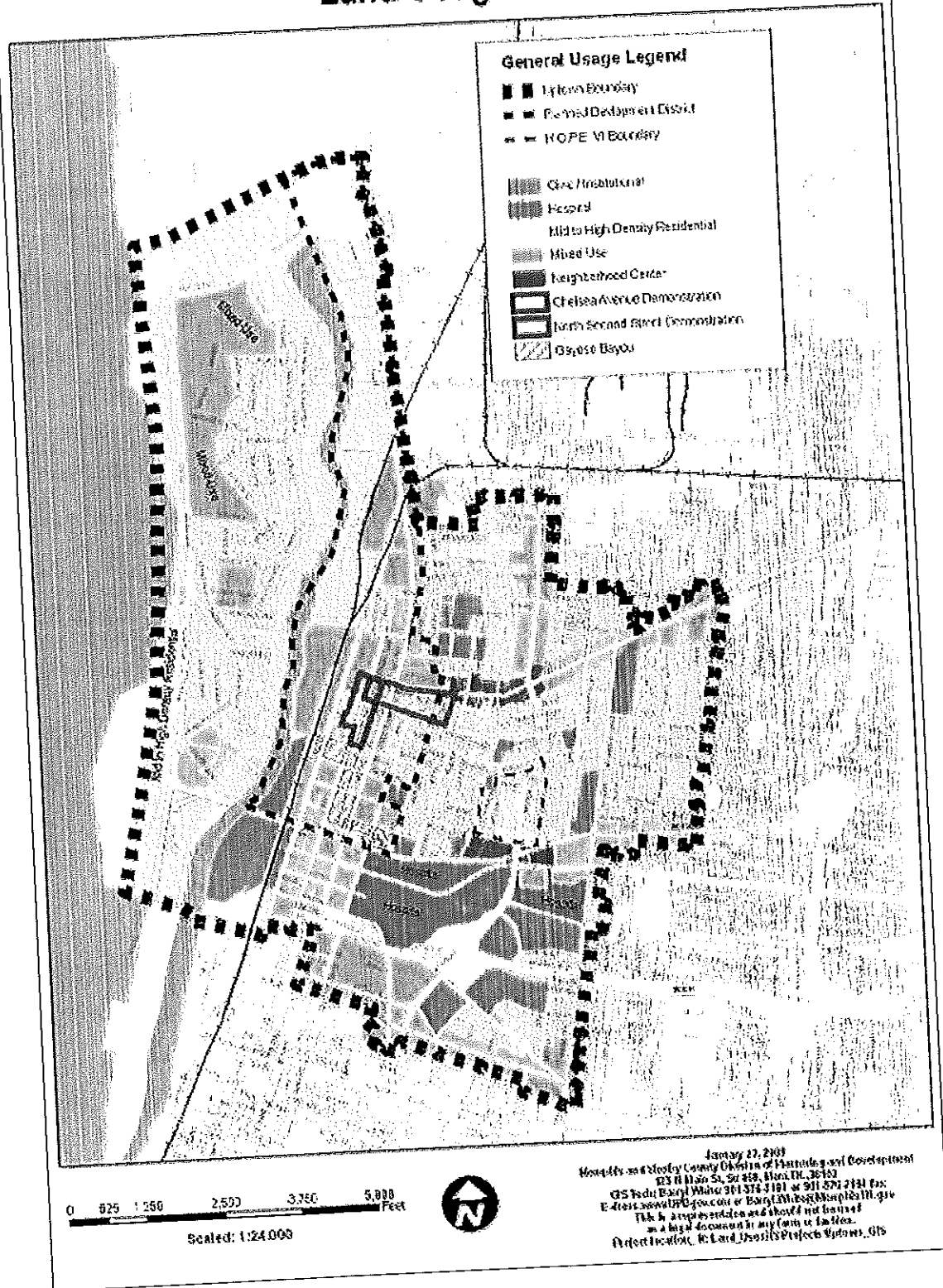
SECTION 15. That the Acquisition Plan map located between pages 45 and 46 of the Community Redevelopment Plan for the Uptown Area is hereby amended to reflect the additional properties delineated on the Uptown Redevelopment Proposed Acquisition map in Attachment B to this Resolution.

SECTION 16. That the Planning Complementary Initiatives; Redevelopment / TIF District; and Complementary Initiatives / Infrastructure Assumptions financial spreadsheets located in Appendix B of the Community Redevelopment Plan for the Uptown Area are hereby replaced with the Planning Complementary Initiatives; Redevelopment / TIF District; and Complementary Initiatives / Infrastructure Assumptions financial spreadsheets in Attachment C to this Resolution.

BE IT FURTHER RESOLVED, that the Board of County Commissioners and the Memphis City Council that the final budget amount exhibited in Attachment C to this resolution not be exceeded unless the Community Redevelopment Plan for the Uptown Area is further amended.

Attachment A

Land Usage Plan



Transportation Plan

Transportation Plan Legend

- ■ Uptown Boundary
- 1. North Second Parkway
- 2. North Parkway Realignment
- 3. Jackson to Danny Thomas Realignment
- 4. Danny Thomas Boulevard Improvements
- 5. Hurt Village Neighborhood Streets
- 6. Exchange Street Improvements
- 7. I-40 Ramp to Jackson Avenue West
- 8. Public Transportation Loop

0 100 200 300 400 Feet

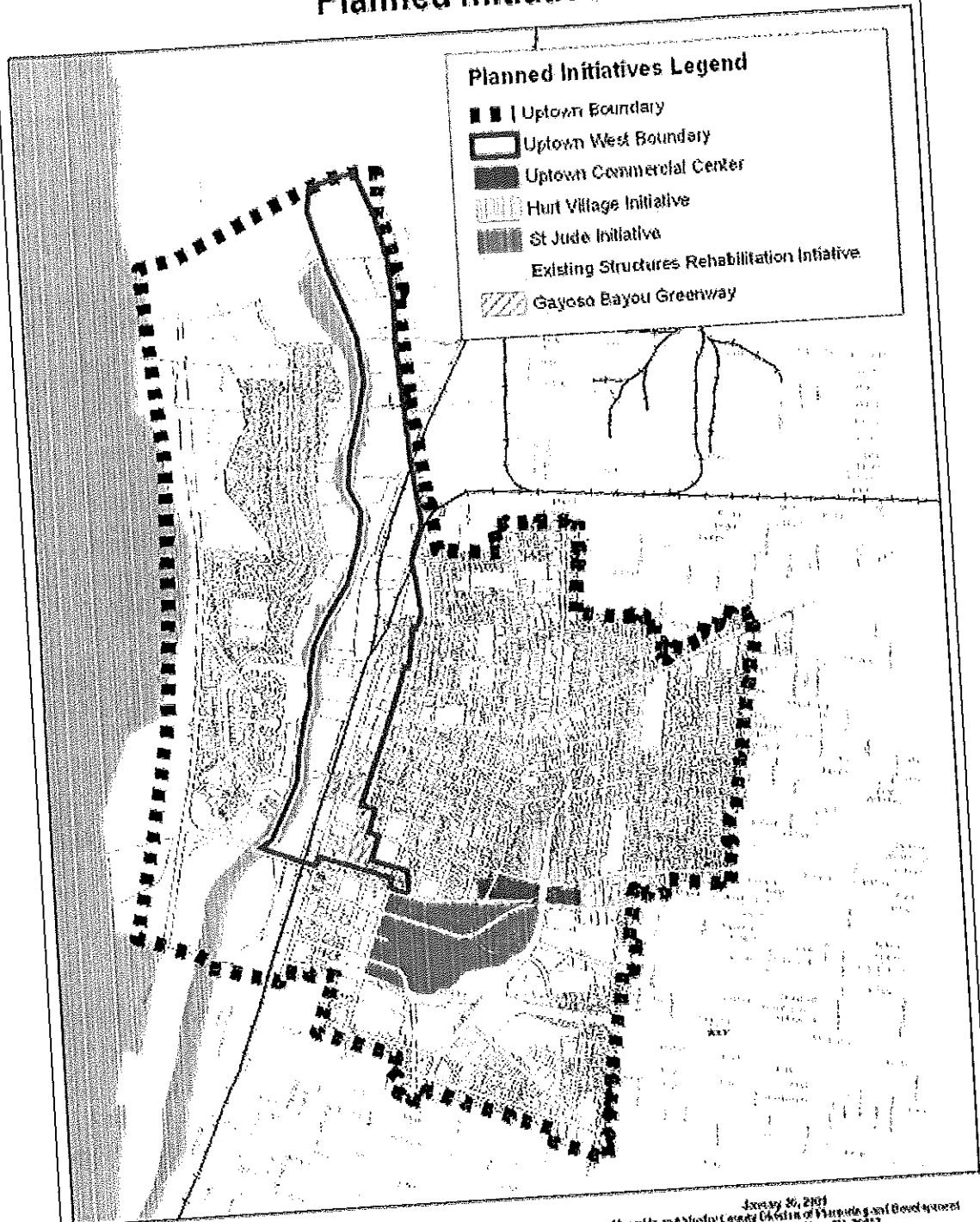
Scaled: 1:24,000



January 20, 2007
 Hampton and Shelby County Division of Planning and Development
 123 N Main St, Suite 100, Memphis, TN 38103
 GIS Data Provided by the 301 376 7188 or 301 306 7181 fax
 E. Shattuck (301) 376 7188 or 301 306 7181 fax
 This is a representation and should not be used
 as a legal document in any form or fashion.
 Project location: H&S and Shelby County Division of Planning and Development, GIS

Attachment B

Planned Initiatives



Planned Initiatives Legend

- Uptown Boundary
- Uptown West Boundary
- Uptown Commercial Center
- ▨ Hurt Village Initiative
- St. Jude Initiative
- ▨ Existing Structures Rehabilitation Initiative
- ▧ Gayoso Bayou Greenway

0 600 1,200 2,400 3,600 4,800 Feet
 Scaled: 1:24,000

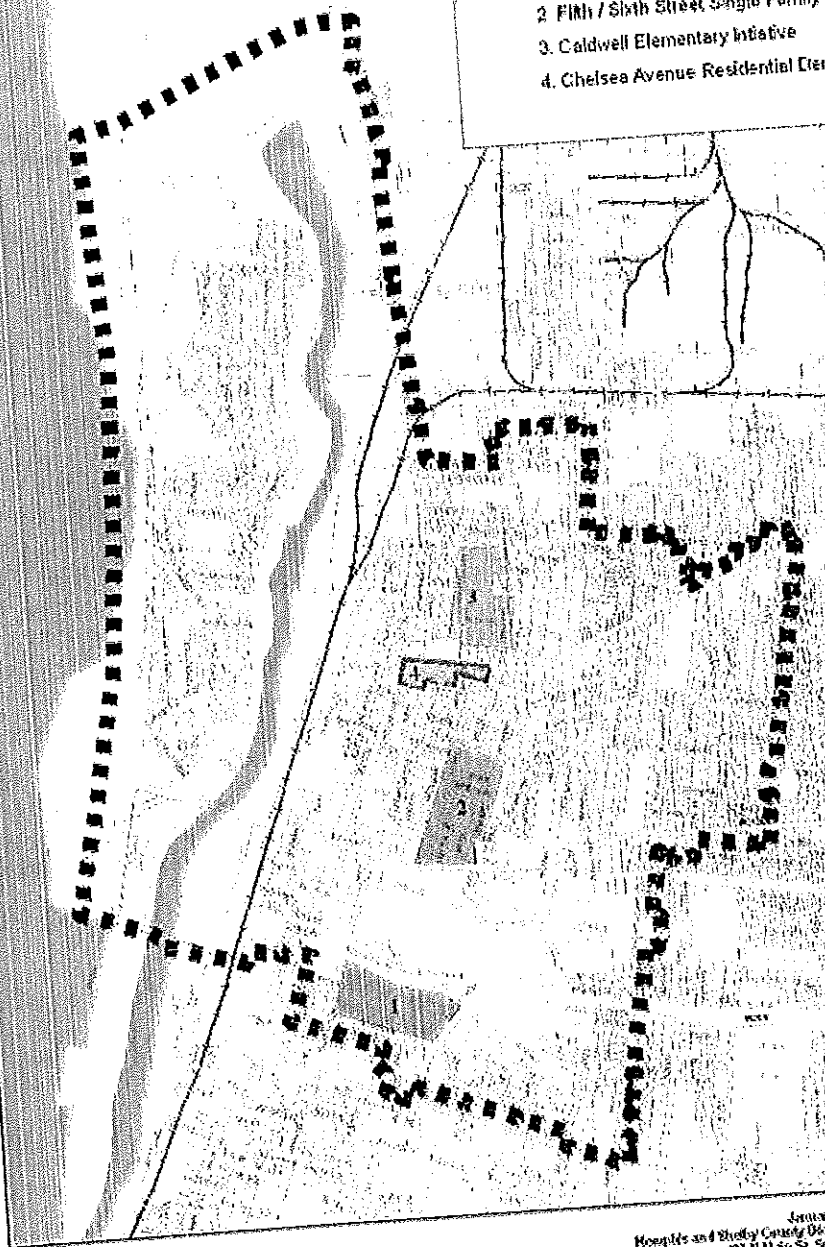


January 26, 2001
 Board of Memphis County Division of Planning and Development
 315 N. Main St., Ste. 400, Memphis, TN 38102
 GIS: Kathy Bandy, 901-375-3181 or 901-375-2481 fax
 E-mail: kbandy@dpd.gov or kbandy@memphistn.gov
 This is a representation and should not be used
 as a legal document in any form or fashion.
 Project Location: In Land Use/Development Projects Uptown, GIS

Demonstration Areas

Demonstration Areas legend

- ■ Uptown Boundary
- 1. Lauderdale Courts
- 2. Fifth / Sixth Street Single Family Demonstration
- 3. Caldwell Elementary Initiative
- 4. Chelsea Avenue Residential Demonstration



0 500 1,000 2,000 3,000 4,000 Feet
 Scaled: 1:24,000

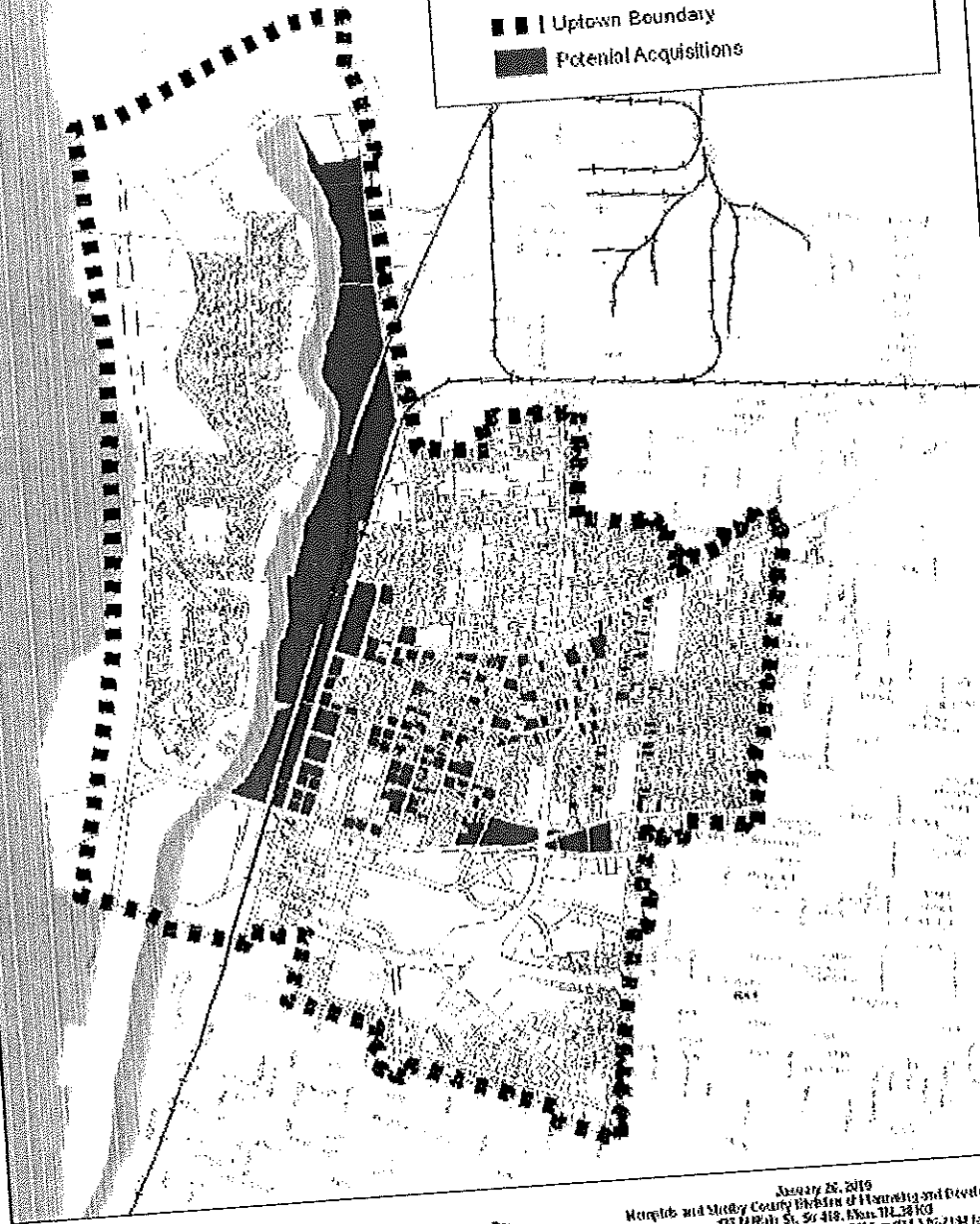


January 12, 2009
 Knaples and Shady County Board on Planning and Development
 123 N Main St, Ste 400, Miami FL 33101
 GIS Tech David White 301.375.7104 or 301.375.3751 fax
 E-Address: davidwhite@shadycounty.org
 This is a representation and should not be used
 as a legal document in any form or fashion.
 Project location: 111 and 120th Projects Uptown, GA

Redevelopment Acquisition Plan

Redevelopment Proposed Acquisitions Legend

- Uptown Boundary
- Potential Acquisitions



0 625 1,250 2,500 3,750 5,000
Feet
Scaled: 1:24,000

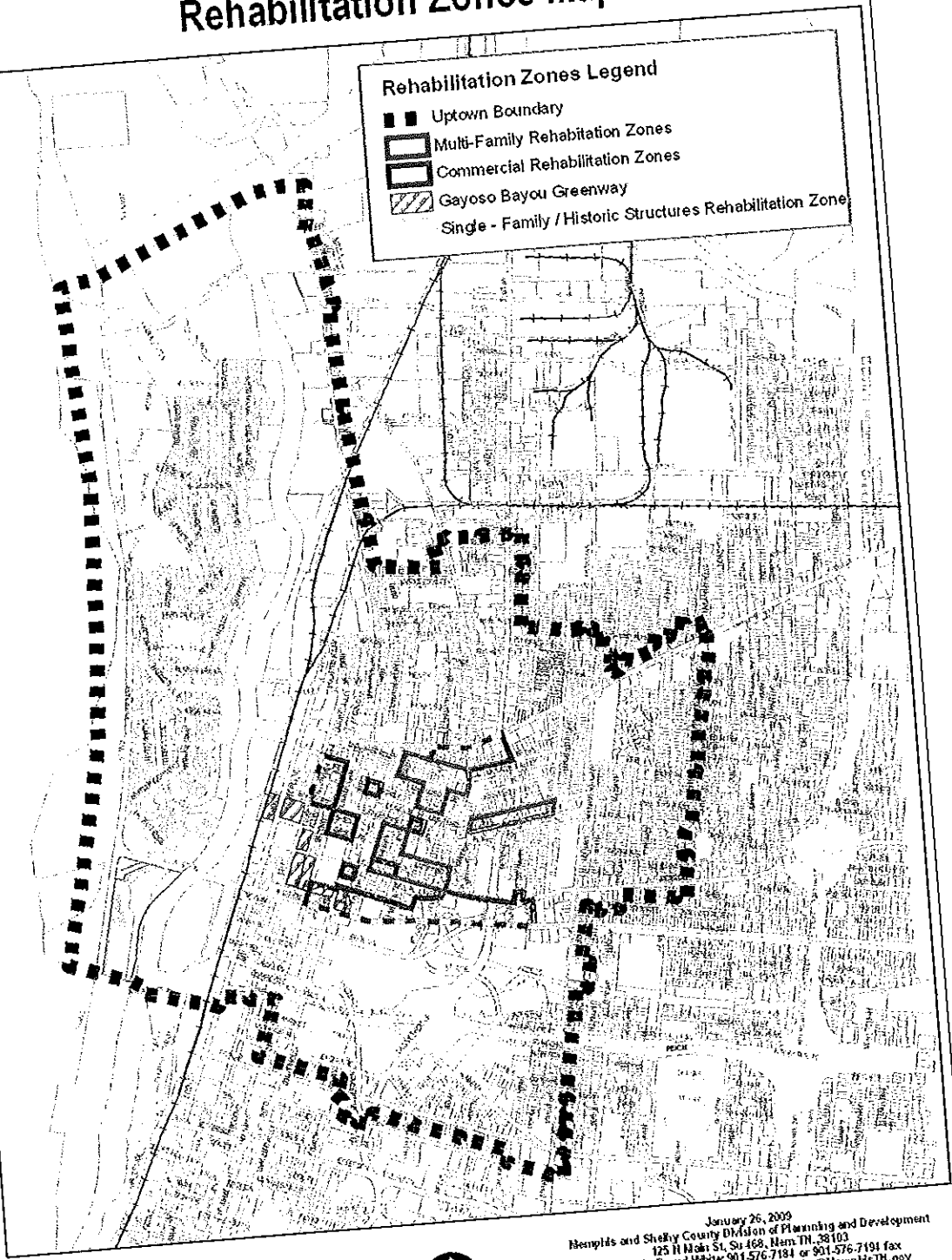


January 28, 2019
Memphis and Shelby County Division of Housing and Development
101 N. Main St., Ste. 418, Memphis, TN 38103
GIS Tech: Barry White; 901-594-7115 or 901-526-7194 fax
E-mail: bwhite@shelbycountyttn.gov or bwhite@memphistn.gov
This is a representation and should not be used
as a legal document in any form or fashion.
Project Location: N.I. and Division of Housing and Development, CBS

Rehabilitation Zones Map

Rehabilitation Zones Legend

- Uptown Boundary
- Multi-Family Rehabilitation Zones
- Commercial Rehabilitation Zones
- ▨ Gayoso Bayou Greenway
- Single - Family / Historic Structures Rehabilitation Zone



0 800 1,200 2,400 3,600 4,800 Feet
Scaled: 1:24,000



January 26, 2009
Memphis and Shelby County Division of Planning and Development
125 N. Main St., Suite 468, Memphis, TN 38103
GIS Tech: Darryl White, 901.576.7181 or 901.576.7191 fax
E-mail: Darryl.White@MemphisTN.gov or Darryl.White@MemphisTN.gov
This is a representation and should not be used
as a legal document in any form or fashion.
Project location: R:\Land Use\GIS\Projects\Uptown_GIS

Attachment C

Phasing Complementary Initiatives

Phase I - Complementary Initiatives

Scattered site Phase I infrastructure + streetscape (16 blocks)
Greenlaw Renaissance Apartment 1 infrastructure + streetscape (A&B)
Greenlaw Renaissance Parks (Gayoso Bayou ponds)
Greenlaw Community Center landscaping
Sycamore Ave. & alleys closure for Bridges site
N Parkway closure; interim reconfig Auction, D. Thomas, Jackson, Parkway
Lauderdale Courts I-40 sound attenuation
Lauderdale Street median

2001 A&D Budget allocated to Complementary Initiatives
CIP allocated to N. parkway interim reconfig
2001 A&D Budget for typical infrastructure per lot
Assumed for gap

USES	\$ 1,072,000
Typ. Infrastructure + streetscape	\$ 134,000
Typ. Infrastructure + streetscape	\$ 500,000
Park	\$ 25,000
Park	\$ -
Street (Bridges funded)	\$ 350,000
Street	\$ -
Street (TDOT funded)	\$ 60,000
Street	\$ -
TOTAL USES	\$ 2,571,000

SOURCES	\$ 775,000
CIP	\$ 300,000
CIP, THPs	\$ 242,050
CIP	\$ 1,250,000
TIF	\$ -
TOTAL SOURCES	\$ 2,567,050

Phase II - Complementary Initiatives

Scattered site Phase II infrastructure + streetscape (32 blocks)
Greenlaw Renaissance Apartment II infrastructure + streetscape (C)
Hurt Village streets & typical infrastructure
Hurt Village Darny Thomas median
Hurt Village park
Widen Auction, reconfigure Parkway, Auction, Jackson, Mill

USES	\$ 2,144,000
Typ. Infrastructure + streetscape	\$ 87,000
Typ. Infrastructure + streetscape	\$ 4,062,500
Street + infrastructure + streetscape	\$ 560,000
Street	\$ 600,000
Park	\$ 6,232,650
Street	\$ -
TOTAL USES	\$ 13,686,450

SOURCES	\$ 7,700,000
TIF (amount assumed in HOPE VI)	\$ 6,232,650
State, County, City, THPs	\$ -
TOTAL SOURCES	\$ 13,932,650

Phase III - Complementary Initiatives

Scattered site Phase III infrastructure + streetscape (52 blocks)
Phase 3 construction completion, street lighting, alleys and sidewalks; acquisition & lot prep; streetscape installation
Acquisition & lot prep; demolitions, infrastructure/site prep; Uptown Center mixed-use infrastructure/site prep
Disposition and development MLB parcels; acquisition, development & disposition of future targeted parcels; Uptown Center mixed-use interior infrastructure/additional acquisitions
Existing Structure Rehabilitation (multi-family, single-family, commercial and/or historic); Chelsea Ave. redevelopment

Acquisition Planning - Multi-Family (preparation of acquisition strategy)
Rehabilitation Planning - Multi-Family (preparation of rehabilitation strategy, cost estimates, tenant relations)
Legal Planning - Multi-Family (development of agreements with Not-For-Profit Owners and Private Management Companies)
Acquisition - Multi-Family (acquire priority properties)
Construction Oversight - Multi-Family (bid and construction of rehabilitative activities)
Rehabilitation Implementation - Multi-Family (actual rehabilitation activities)
Program Development - Single-Family, Commercial, Historic (preparation of plan; coordination with partners)
Neighborhood Coordination - All Categories (tenant relations, communications with current owners, non-profits etc.)
Chelsea Avenue Redevelopment
Developer Fee - Multi-Family, Commercial, Historic (10%)
Developer Fee - Single-Family (assumes 40 units @ \$1,600 per unit)
Developer Fee - Chelsea Avenue redevelopment (10%)
Grant Funds - Single-Family (to match partner in-kind contributions)
Grant / Loan Funds - Historic Properties
Grant / Loan Funds - Commercial Properties
Acquisition and Disposition Fees - Multi-Family, Historic, Commercial

USES	\$ 3,250,000
Typ. Infrastructure + streetscape	\$ 1,792,875
Typ. Infrastructure + streetscape	\$ 2,000,000
Typ. Infrastructure + streetscape	\$ 1,912,693

	\$ 26,000
	\$ 150,000
	\$ 45,750
	\$ 650,000
	\$ 100,000
	\$ 1,400,000
	\$ 50,000
	\$ 60,000
	\$ 250,000
	\$ 298,275
	\$ 60,000
	\$ 25,000
	\$ 200,000
	\$ 150,000
	\$ 150,000
	\$ 84,000
TOTAL	\$ 3,900,025

Uptown West / Wolf River acquisition & redevelopment

Development Planning (preparation of preliminary development plan)
Acquisition Planning (preparation of acquisition strategy)
Engineering / Flood Control (conduct flood control studies and develop alternate flood control plan)
Development Planning (develop strategy for working with the railroad on abandoned properties and lines)
Acquisition (acquire priority properties)
Infrastructure Planning (prepare an infrastructure plan for design and installation of necessary Phase 1 infrastructure)
Infrastructure Implementation (design and prepare bid package for Phase 1 infrastructure)
Infrastructure Construction (bid and construction Phase 1 infrastructure)
Infrastructure Construction (retain Construction Manager to oversee infrastructure construction)
Developer Fee (10%)
Engineering / Planning / Acquisition and Disposition Fees

	\$ 120,000
	\$ 24,000
	\$ 240,000
	\$ 24,000
	\$ 1,200,000
	\$ 160,000
	\$ 60,000
	\$ 1,600,000
	\$ 80,000
	\$ 350,800
	\$ 576,200
TOTAL Typ. Infrastructure + streetscape	\$ 4,435,000

TOTAL Typ. Infrastructure + streetscape	\$ 1,000,000
	\$ 1,000,000
	\$ 2,000,000

Second Street Parkway Improvements
2009 Match
2010 Match

TOTAL USES **\$ 19,290,793**

SOURCES	\$ 3,250,000
TIF	\$ 5,705,768
TIF Sustainability 2007-2008	\$ 8,335,025
TIF Sustainability 2009	\$ 2,000,000
TIF Sustainability 2009-2010	\$ -
TOTAL SOURCES	\$ 19,290,793

UPTOWN Infrastructure 2001-2011 TIF	\$ 12,200,000
Lauderdale Courts (5yr@1,520,000/yr) TIF	\$ 7,610,000
UPTOWN Sustainability 2007-2008 TIF	\$ 5,705,768
UPTOWN Sustainability 2009 TIF	\$ 8,335,025
UPTOWN Sustainability 2009-2010 TIF	\$ 2,000,000
UPTOWN TIF Uses, 2001-2011	\$ 35,850,793

DEVELOPMENT INVESTMENT														Increment Tax (Yr cost x 25% x 0.0601)		
UPTOWN Revitalization																
Hunt Village On-Site Rental	2002-2006	unif/ace	% devel	acre	# units	\$/unit	Develop Cost (\$)	PLOT	\$							
Lauderdale Courts On-Site Rental	2002-2005	-	18%	-	134	\$	105,929	\$	13,526,514	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2005	-	46%	-	347	\$	105,718	\$	36,684,090	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2005	-	6%	-	44	\$	83,318	\$	4,105,996	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2007	-	11%	-	80	\$	93,318	\$	12,034,814	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2006	-	5%	-	38	\$	153,825	\$	5,845,365	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2007	-	9%	-	72	\$	153,813	\$	11,074,502	PLOT	\$					
Greenleaf Renaissance Apartments Phase 2 (A&B)	2002-2007	-	100%	-	759	\$	153,813	\$	87,777,279	PLOT	\$					
CH-Site Homeownership																
Hunt Village On-Site Homeownership	2002-2007	-	100%	-	412	\$	175,000	\$	211,750,000	PLOT	\$	3,657,981	490,000			
MUD ISLAND RESIDENTIAL *																
Abbots + Riverside Apartments	2001-2004	7	100%	79	1210	\$	350,000	\$	70,000,000	PLOT	\$	1,209,250	1,399,527			
Mud Island, north, low density (homes)	2007-2009	15	100%	10	200	\$	88,739	\$	82,592,000	PLOT	\$	92,592,000	236,686			
Mud Island, south, mid-to-high density (apartments)	2002-2006	-	-	-	1347	\$	169,136	\$	13,700,000	PLOT	\$	13,700,000	259,125			
Mud Island, north, mid-to-high density (apartments)	2001-2002	-	-	-	81	\$	250,000	\$	15,000,000	PLOT	\$	15,000,000	7,452,351			
Mud Island Harborown condominiums	2001-2002	-	-	-	60	\$	403,042,000	\$	403,042,000	PLOT	\$	403,042,000	377,891			
Mud Island Harborown (homes, remaining lots)	2001-2002	-	-	-	3310	\$	125,000	\$	21,875,000	PLOT	\$	21,875,000	241,850			
MARKET-DRIVEN DEVELOPMENT Residential*																
UPTOWN scattered-site residential	2001-2016	6	100%	480	175	\$	125,000	\$	21,875,000	PLOT	\$	21,875,000	241,850			
Appl Woods West Apartments residential	2004-2006	-	-	-	117	\$	119,555	\$	14,000,000	PLOT	\$	14,000,000	63,645			
Riverbend Apartments residential	2004-2006	6	75%	80	30	\$	126,687	\$	3,800,000	PLOT	\$	3,800,000	93,850			
Riverbend Apartments (East Shore), west of 2nd residential	2001-2011	6	25%	68	102	\$	50,000	\$	5,100,000	PLOT	\$	5,100,000	88,103			
Riverbend Apartments (East Shore), west of 2nd residential	2001-2016	10	34%	90	315	\$	75,000	\$	23,600,000	PLOT	\$	23,600,000	407,690			
South/East of Lauderdale Courts, residential	2001-2011	10	34%	90	315	\$	75,000	\$	23,600,000	PLOT	\$	23,600,000	407,690			
South/East of Lauderdale Courts, (own)	2001-2011	-	-	-	1414	\$	145,975,000	\$	145,975,000	PLOT	\$	145,975,000	1,22,375,000			
Mixed-Use, Pinch residential (rent)	2001-2021	-	-	-	1414	\$	145,975,000	\$	145,975,000	PLOT	\$	145,975,000	1,22,375,000			
MARKET-DRIVEN DEVELOPMENT Mixed-Use*																
Mixed-Use, Pinch residential (rent)	2001-2021	-	-	-	1414	\$	145,975,000	\$	145,975,000	PLOT	\$	145,975,000	1,22,375,000			
Mixed-Use, Pinch residential (rent)	2001-2021	-	-	-	1414	\$	145,975,000	\$	145,975,000	PLOT	\$	145,975,000	1,22,375,000			
MARKET-DRIVEN DEVELOPMENT Mixed-Use*																
Mixed-Use, Mud Island, Harbor Town Square	2001-2005	-	100%	-	89,600 sq. ft.	\$	201	\$	18,000,000	PLOT	\$					
Mixed-Use, Mud Island, Harbor Town Square	2005-2007	-	100%	-	206	\$	8,493,000	\$	9,300,000	PLOT	\$					
Mixed-Use, Mud Island, River Inn	2007-2011	-	10%	-	35,000 sq. ft.	\$	200	\$	8,493,000	PLOT	\$					
Mixed-Use, UPTOWN Center	2001-2021	294	25%	1.7	42,000 sq. ft.	\$	309,375	\$	38,700,000	PLOT	\$					
Mixed-Use, 2nd Street corridor	2001-2021	294	25%	0.4	125	\$	309,375	\$	9,000,000	PLOT	\$					
Mixed-Use, 2nd Street corridor	2001-2021	294	25%	0.1	29	\$	2,200,000	\$	2,200,000	PLOT	\$					
Mixed-Use, Poplar	2001-2021	294	25%	0.1	7	\$	309,375	\$	85,600,000	PLOT	\$					
Mixed-Use, Thomas, north of Chelston	2001-2021	294	25%	0.1	7	\$	309,375	\$	85,600,000	PLOT	\$					
New Housing Units														5483		
TOTAL														\$ 772,394,279	\$ 542,336,867	\$ 9,858,869

[illegible]

Complementary Initiatives / Infrastructure Assumptions

UPTOWN INFRASTRUCTURE BUDGET ASSUMPTIONS									
UPTOWN SCATTERED SITE Acquisition & Redevelopment									
Phase I	Scattered Site Infrastructure + Streetscape	\$	1,206,000	18 blocks	\$	67,000	Including sites "A" & "B"		
Phase II	Scattered Site Infrastructure + Streetscape	\$	2,211,000	33 blocks	\$	67,000	Including site "C"		
Phase III	Scattered Site Infrastructure + Streetscape	\$	3,484,000	52 blocks	\$	67,000			
OTHER MAJOR COMPLEMENTARY INITIATIVES									
Greenlaw Renaissance Parks (Gayoso Bayou Ponds)		\$	900,000	Acquire land, grade, landscape, fence, etc.			Reference		
Greenlaw Community Center Landscaping		\$	25,000				L-G est.		
Sycamore Ave. & alleys closure for Bridges site		\$	-				Bridges funding assumed		
N. Parkway close, interim reconfig, Auction, D. Thomas, Jackson, Parkway		\$	350,000				L-G est.		
Lauderdale Courts I-40 sound attenuation		\$	-				TDOF funding assumed		
Lauderdale Street median		\$	90,000	1540 ft.	\$	50 per ft.	L-G est.		
Hurt Village streets + typical infrastructure improvements		\$	4,062,500	6250 ft.	\$	650 per ft.	HOPE VI, Hubby 042001		
Hurt Village Danny Thomas median		\$	560,000	1120 ft.	\$	500 per ft.	HOPE VI, Hubby 042001		
Hurt Village Park		\$	800,000	1 large	\$	800,000 park	HOPE VI, Hubby 042001		
Widen Auction, reconfigure Parkway, Auction, Jackson, Mill		\$	6,232,960	City / County / State			MOU, HOPE VI		
TYPICAL RESIDENTIAL BLOCK Infrastructure + Streetscape									
Reference									
Alley repair, repave, curb		\$	35,700	600 ft.	\$	50 per ft.	L-G est.		
Sidewalk repair/replace, as needed; assumed - 12.5% each block		\$	2,775	150 ft. est.	\$	18.50 per ft.	est. length required L-G est.		
Curb & gutter repair/replace, as needed		\$	2,700	150 ft. est.	\$	18.00 per ft.	est. length required L-G est.		
Street trees		\$	7,800	1200 ft.	\$	325 per tree	spacing ft. 50 L-G est.		
Street lights		\$	18,000	1200 ft.	\$	1,500 per light	spacing ft. 100 L-G est.		
Typical Infrastructure + Streetscape/block									
300' x 300' blocks with bi-directional alleys									
16 lots/block									